



FOR SALE

Former Huws Gray premises, The Building Centre, Station Road, Woofferton, Ludlow SY8 4AW



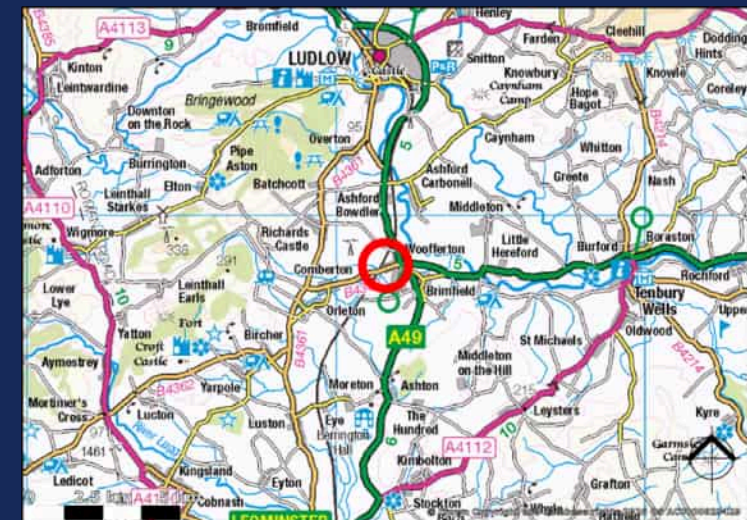
Sanderson
Weatherall



Location

The subject property is located on the northern side of Station Road, to the east of Wooferton, near Ludlow. The immediate surrounding area is commercial in nature with a variety of industrial premises nearby but in a semi rural location. The property is approximately five miles south of Ludlow town centre.

Ludlow (population 10,039 at 2021 census) is a historic market town and the county town of Shropshire, located approximately 28 miles to the south of Shrewsbury and 41 miles to the west of Birmingham.



Description

The property comprises a single storey industrial trade counter warehouse facility with extensive yard.

The property is arranged over three bays, predominantly of concrete portal frame construction with replacement metal profile sheet cladding incorporating opaque sky lights, with a more modern steel portal frame extension. We understand that the property has recently been reclad. There are two roller shutter doors in the rear elevation and various pedestrian access and fire escape doors throughout. Eaves heights range between 3.2 and 3.4 meters.

Internally the property is arranged to provide a trade counter area and a warehouse area. Within the warehouse there are partitioned areas of office, staff room, stores and WCs. There are partitioned offices within the trade counter area.

Space heating is by wall mounted electric convector heating in the office areas and suspended propane gas fired hot air blower heaters to the trade counter area.

Externally there is a secure predominantly concrete surfaced storage yard, with some areas being tarmac surfaced. The yard is securely palisade or wire mesh fenced.

Accommodation

Description	Approximate Gross Internal Area	
	SQ M	SQ FT
Trade Counter	342.67	3,689
Works office and staff facilities	68.47	737
Warehouse	1,171.34	12,608
<u>Total</u>	<u>1,582.48</u>	<u>17,034</u>

We understand that the site extends to approximately 1.61 acres (0.652 hectares) giving a building site coverage of approximately 24%.



Energy Performance

The property has an EPC rating of band C with a score of 53 points.

Rateable Value

The property is assessed for business rates, with an April 2026 rateable value of £40,750, which gives a current year rates payable of approximately £20,334.

Tenure

We understand that the property is of freehold tenure, on title number SL47450.

The property is being sold subject to vacant possession.

Guide Price

£1,150,000, subject to contract.

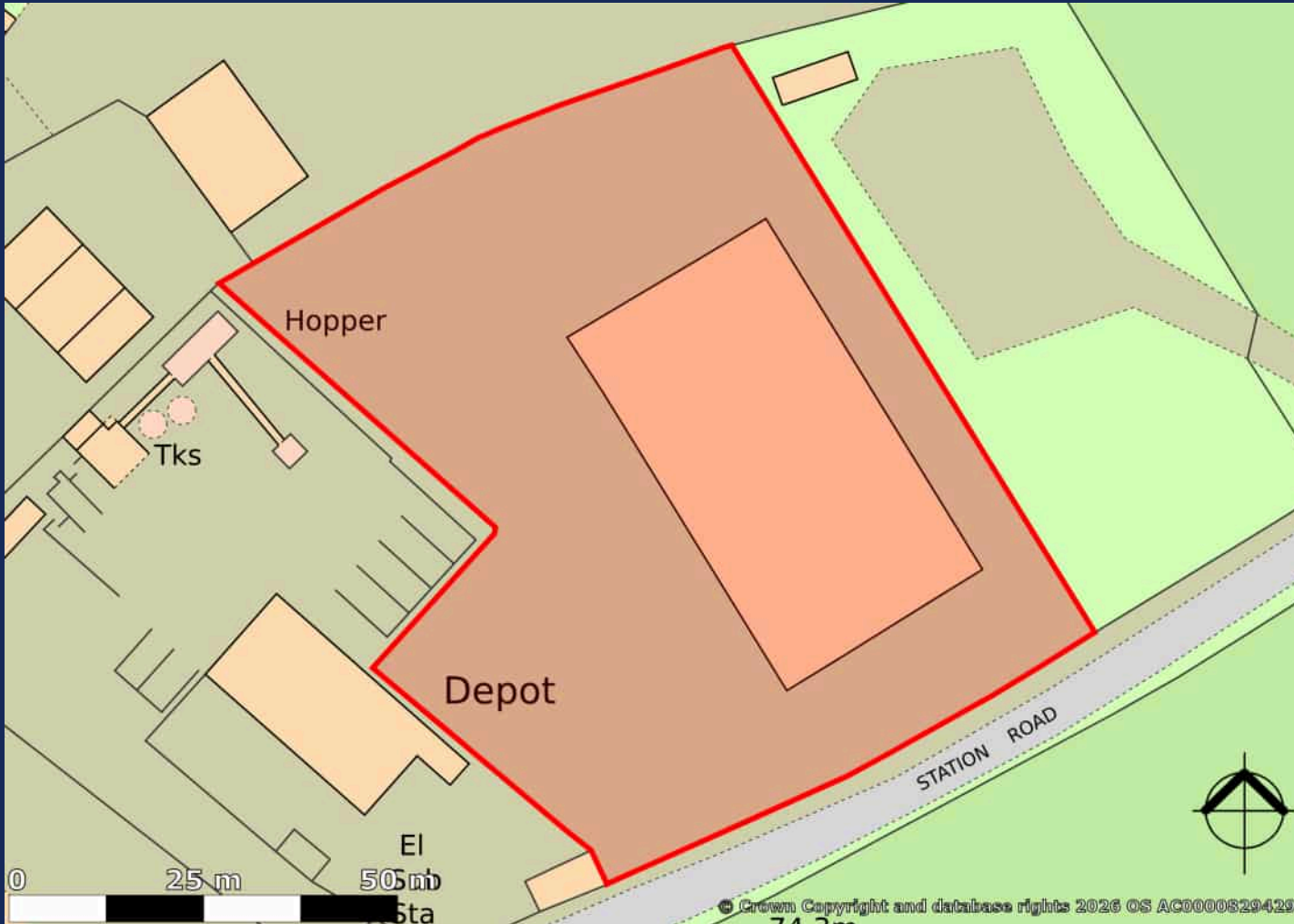
VAT

All amounts are quoted exclusive of VAT, which is payable in addition to the purchase price at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





Viewings

Viewing is strictly by appointment with the sole agents only.

For further information, please contact:

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