



45 Bull Ring, Ludlow, SY8 1AB

Prominently located Shop unit

Summary

Tenure	To Let
Available Size	1,195 sq ft / 111.02 sq m
Rent	£22,500 per annum
Rates Payable	£11,102.75 per annum
Rateable Value	£22,250
EPC Rating	D (81)

Key Points

- Very prominently located lock up shop unit in the town centre of Ludlow
- Suitable for a variety of uses
- Total Net Internal Sales Area 651 ft sq (60.47 m sq) with ancillary accommodation to the rear arranged over the first floor and basement
- Fronting onto The Bullring in the centre of the sought after town of Ludlow

DESCRIPTION

The property comprises of part of a very attractive four storey property and is arranged to provide a lock up shop unit with a first floor area and basement. The shop unit is arranged to provide a Total Net Internal Sales Area of approximately 651 ft sq (60.47 m sq) with stores to the rear and arranged over the first floor there is an office and toilet and staffroom. The property also has a a basement area.

The property is accessed from The Bullring and there is access to the rear of the property to include servicing from Pepper Street.

The property has a very attractive shop front and would lend itself to a variety of commercial uses and an inspection of the property is recommended.

The property is heated by electric storage heaters.

LOCATION

The property is prominently located in Ludlow town centre fronting onto The Bullring. The Bullring serves as one of the prime retail streets in the retail hierarchy of Ludlow. The surroundings occupiers include Oxfam, Nationwide, Robin Let Shoes and C W Sellors. The property is located within close proximity of the junction of The Bullring with Corve Street and King Street.

Ludlow is a market town and civil parish in Shropshire, England. It is located 28 miles (45 km) south of Shrewsbury and 23 miles (37 km) north of Hereford, on the A49 road which bypasses the town. The town is near the confluence of the rivers Corve and Teme.

Ludlow has nearly 500 listed buildings, including examples of medieval and Tudor-style half-timbered buildings. The town was described by Sir John Betjeman as "probably the loveliest town in England".

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,036	96.25	Available
1st	159	14.77	Available
Total	1,195	111.02	

TENURE

The property is offered to let on a new lease for a length of term by negotiation. The lease is granted on Tenants Full Repairing and Insuring Terms and there will be rent reviews at three yearly intervals.

PLANNING

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

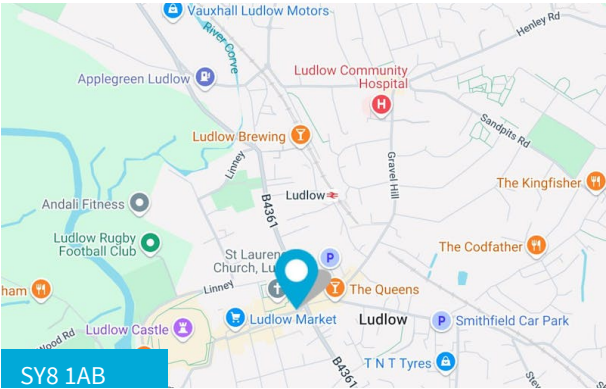
The property would lend itself to a variety of potential uses.

The property is understood to form part of a property that is Grade 2 listed.

SERVICES

(not tested at the time of inspection)

Mains water, electricity and drainage are understood to be connected to the property.



Viewing & Further Information
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