

TO LET

TSR

TOWLER SHAW ROBERTS

WELL APPOINTED GROUND FLOOR RETAIL PREMISES IN CONVENIENT TOWN CENTRE LOCATION



**147 CORVE STREET
LUDLOW
SHROPSHIRE
SY8 2PG**

- Well-appointed ground floor retail premises in prominent Town Centre position extending in total to approx. 469 sqft (43.6 sqm).
- Versatile accommodation forming part of a period building with attractive glazed frontage.
- Occupying a prominent town centre trading position, amongst a mix of niche/independent retailers, restaurants and public houses and within walking distance of Ludlow Castle, Ludlow Train Station and public car parks.
- Available To Let on a new Lease. Rent: **£9,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a prominent position fronting one of the main pedestrian and traffic routes into Ludlow Town Centre and set amongst a mixture of niche and independent retailers and within a short walk from the town train station and public car parks.

Ludlow is a popular South Shropshire Market Town and Tourist Centre situated approximately 30 miles south of the County Town of Shrewsbury and serves a wide catchment area.

Description

Occupying the ground floor of this attractive period building, the premises boast an attractive glazed frontage with versatile accommodation throughout extending in total to approx. 469 sqft (43.36 sqm).

The premises also provide ancillary accommodation including w.c. and small kitchenette.

Accommodation

	Sq.ft.	Sqm
Front Sales Area	261	24.30
Rear Sales Area	208	19.30
Rear lobby		
Steps up to kitchenette and WC		
Total	469	43.6

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are presently connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on a new lease on a Tenant's internal repairing and insuring basis for a term of 6 years, subject to a Tenant break clause/rent review at the end of the third anniversary of the term.

Rent

£9,000 per annum exclusive, payable monthly in advance by standing order.

Business Rates

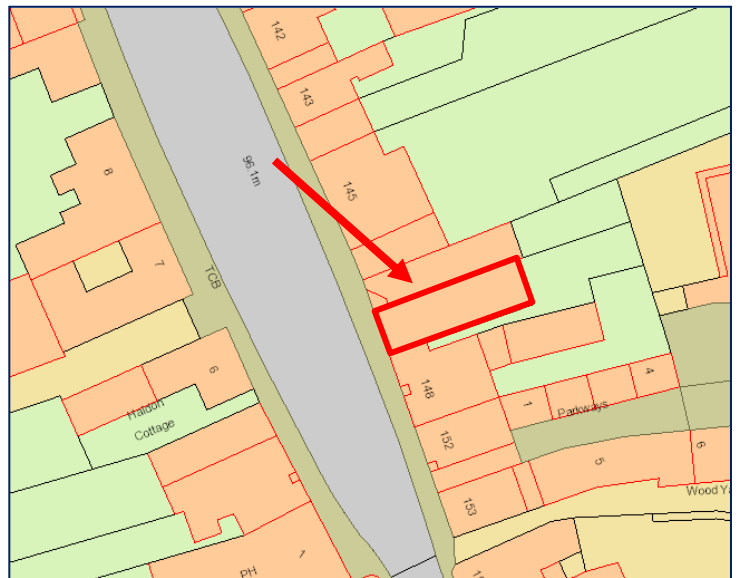
At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop
Rateable Value - £9,200

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Energy Performance Rating

Energy Performance Asset Rating: TBC



For Reference purpose only

Scale: Not to Scale

Planning

We understand the premises have an established retail use under the provisions of Class A1 (Shops) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries to the Local Authority regarding their intended use.

We understand that the property is situated within the Ludlow Town Centre Conservation Area.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs / prices are exclusive of but subject to VAT if applicable. It is understood that the Landlord has not elected to charge VAT on the property at this present time.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

October 2020

TSR House

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Consumer Protection from Unfair Trading Regulations 2008

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