

FOR SALE

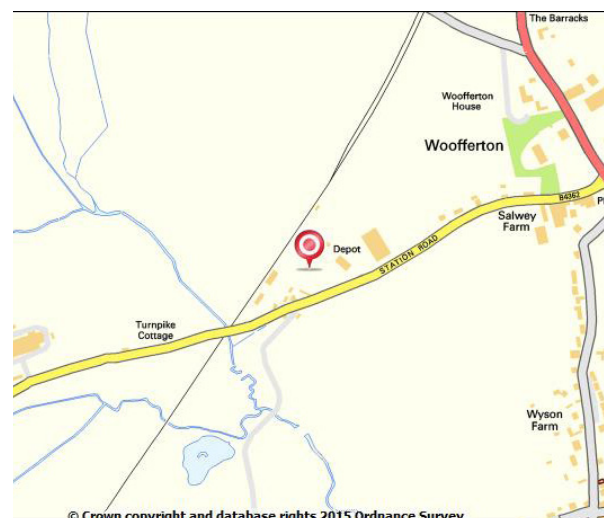
Yard off Station Road, Woofferton,
Ludlow, Shropshire SY8 4AW

Halls¹⁸⁴⁵
COMMERCIAL



OFFICE/WORKSHOP WITH COMMERCIAL YARD

- Former Builder's Yard
- Approximately 0.6 acres (0.243 hectares)
- Workshop, storage and office accommodation
- Located closed to A49



Offers in the region of £250,000 (exclusive)

halls.gb.com

01743 450 700

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LOCATION

The property is located off Station Road adjacent to other commercial occupiers and is approximately half a mile from the A49 Hereford/Shrewsbury Trunk Road in Woofferton.

The town of Ludlow is an established market town and is the administrative centre serving south Shropshire and is located approximately 3 miles from the property. The town has all local amenities and benefits from being an established tourist centre.

DESCRIPTION

The premises comprise refurbished commercial property providing offices/workshop/warehousing and a commercial yard area, which have been the subject of a scheme of improvement works by the vendors. The property provides accommodation with a Total Gross Internal Floor Area of 3,999 sq ft (371.48 sq m) sitting on a Total Site Area of 0.6 acres (0.243 hectares).

ACCOMMODATION

(All measurements are approximate only)

Building 1	45 sq m (484 sq ft)
Building 2	236 sq m (2,540 sq ft)
Open-fronted Lean-to WCs	92 sq m (995 sq ft)
Total	371.48 sq m (3,999 sq ft)

Note: The demise is shown outlined in red on the plan with a right of way over the area hatched in green. Those buildings as shown shaded blue are included in the sale on 125 year lease from 2004 at a peppercorn rent.

PRICE

Offers in the region of £250,000 (Two Hundred and Fifty Thousand Pounds) Exclusive.

TENURE

Freehold with exception of the buildings shaded blue on the plan below which are of long leasehold.

Further details from the selling agent upon request.

UPLIFT CLAUSE

An uplift clause was established in 2003, whereby should any owner obtain planning permission for the conversion of part or whole of the property to residential use within 20 years from this date, National Rail will be entitled to 50% of the increase in value of the property. Therefore, this uplift would transfer onto the purchaser.

RATEABLE VALUE

We have made non-verbal enquiries to Shropshire Council and can confirm the following:

Rateable Value (2018/19):	£4,950
Rates Payable (2018/19):	£2,331

Interested parties should make their own enquiries to the Local Authority.

EPC

To order.

LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to this transaction.

SERVICES

We understand that mains water, drainage and electricity are connected to the property. We have not tested any services on site and prospective purchasers should make their own enquiries.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Telephone: 0345 678 9000.

VAT

It is understood that the property is elected for VAT.

FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending purchasers should satisfy themselves independently as to VAT in respect of any transaction.

VIEWING

Strictly by prior arrangement with the Sole Agents. For more information or to arrange a viewing please contact:

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Huw Bevan
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