

**TO LET**

**DUE TO RELOCATION**

**PRIME RETAIL SHOP**

Town & Country Interiors



**Halls**

COMMERCIAL

**RENT:  
£30,000 PER  
ANNUM  
(EXCLUSIVE)**

**PRIME RETAIL SHOP UNIT IN TOWN CENTRE OF LUDLOW**

**9 CASTLE STREET, LUDLOW, SHROPSHIRE, SY8 1AS**

- Situated fronting onto Castle Street in the Town centre of Ludlow adjacent to the Market Square
- Total Net Internal Sales Area of 891 ft sq (82.8 m sq) with ancillary accommodation and basement
- Fully glazed shop front onto Castle Street
- Suitable for a variety of retail/restaurant and coffee shop uses subject to statutory consents

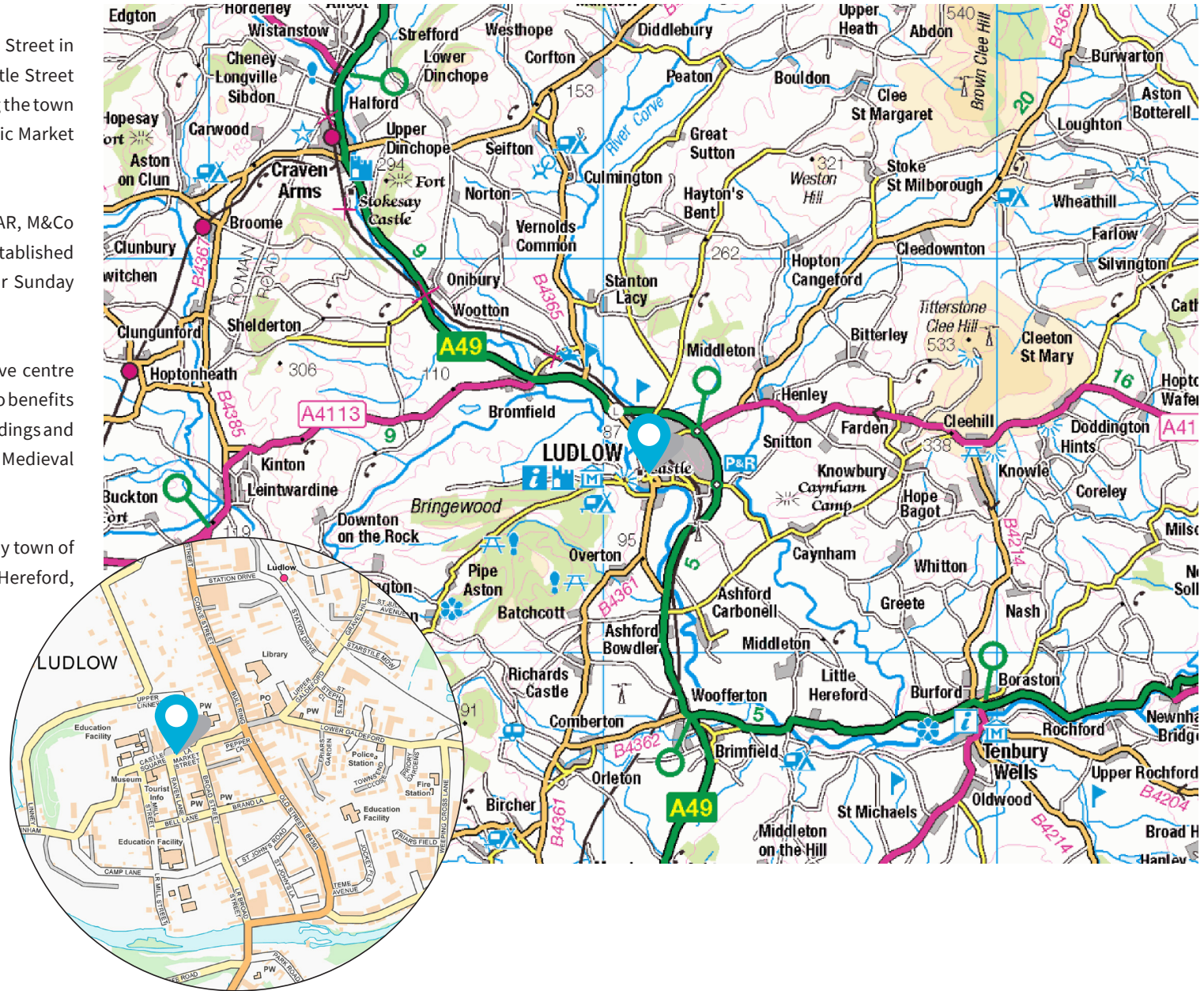
### LOCATION

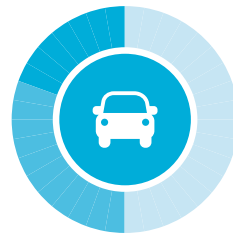
The property is prominently located fronting onto Castle Street in the town centre of the sought after town of Ludlow. Castle Street serves as a prime retail pitch in the retail hierarchy serving the town of Ludlow. The property is located adjacent to the historic Market Square and in close proximity to the Castle.

The surrounding retail occupiers include White Stuff, SPAR, M&Co and Vision Express. The town also benefits from a long established market trading 6 days a week, in addition to the regular Sunday antique and flea markets.

Ludlow is an established market town and administrative centre serving the south of the county of Shropshire. The town also benefits from a strong tourist trade due to it's wealth of historic buildings and annual events including the acclaimed Food Festival, the Medieval Festival and Classic and Historic Car Rally.

Ludlow is situated approximately 30 miles from the county town of Shrewsbury and approximately 24 miles from the City of Hereford, which is to the south.





**CHESTER**  
71 MILES  
**BIRMINGHAM**  
63 MILES  
**HEREFORD**  
24 MILES



**BIRMINGHAM**  
2H 8M  
**LONDON**  
3H 11M



**LIVERPOOL AIRPORT**  
94 MILES  
**BIRMINGHAM AIRPORT**  
60 MILES  
**MANCHESTER AIRPORT**  
104 MILES

\*Public transport travel times have been impacted due to COVID-19

**DESCRIPTION**

The property comprises of a prominently located lock up shop unit with a large basement that forms part of a four storey Grade 2 Listed property.

The property comprises of an attractive regular shaped shop unit providing a Total Net Internal Sales Area of approximately 891 ft sq (82.8 m sq) with ancillary accommodation and large basement. The basement area provides useful large storage accommodation and is accessed from the rear left hand corner of the sales area as viewed from Castle Street.

The property, subject to the receipt of statutory consents, would lend itself to a variety of alternative commercial uses like restaurant and coffee shop use.

**ACCOMMODATION**

(All measurements approximate and relate to the Net Internal Floor Areas.)

	SQ FT	M SQ
<b>GROUND FLOOR</b>		
Total Net Sales Area	891	82.8
Office	68	6.3
Staffroom Area	40	3.7
Toilet		
<b>BASEMENT</b>		



### PLANNING

The property is understood to benefit from planning consent for Use Class A1 (Retail) of The Town and Country Use Classes Order 1987. The property would lend itself to a variety of uses subject to statutory consents.

The property is understood to be Grade 2 Listed and is located in a Conservation Area

### RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows:

Rateable Value 2019/20	£26,750
Rates Payable 2019/20	£13,482

Interested parties should make their own enquiries to the local authority.

### SERVICES

(Not tested at the time of our inspection)

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

### EPC

To order

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# Ground Floor Shop Unit and Basement



## TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation.

## RENT

£30,000 per annum (Exclusive)

## LEGAL COSTS

Each Party is to be responsible for their own legal costs in respect of the sale of the property.

## VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable.

## LOCAL AUTHORITY

Shropshire Council,  
Shirehall,  
Abbey Foregate,  
Shrewsbury,  
SY2 6ND

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# Town & Country Interiors

# SALE

## VIEWING

Strictly by appointment with the letting agents.

For more information or to arrange a viewing, please contact:

**James Evans**

07792 222 028

E: james.evans@hallsgb.com

**Harriet Shakeshaft**

07538 912 096

E: harriets@hallsgb.com

**Commercial Department**

01743 450 700

E: commercialmarketing@hallsgb.com



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

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