



9 King Street, Ludlow, SY8 1AQ

Lock up shop unit available in sought after market town of Ludlow

Summary

Tenure	To Let
Available Size	850 sq ft / 78.97 sq m
Rent	£20,000 per annum
Rates Payable	£10,728.50 per annum
Rateable Value	£21,500
EPC Rating	D (85)

Key Points

- Lock up shop unit
- Prime retail position on King Street
- approximately 850 sq ft of retail and storage space with kitchenette and toilet.
- Available immediately

DESCRIPTION

The property comprises of a prominently located lock up shop unit that is arranged over the ground floor. The property also benefits from a shop frontage onto King Street. The property would lend itself to a variety of retail uses. The property is currently arranged to provide a Total Ground Floor Area of approximately 910 ft sq (84.5m sq).

LOCATION

The property is prominently located on King Street in the centre of the sought after town of Ludlow. The property is located in the established prime retail location within the town centre with surrounding occupiers including Greggs, Crew Clothing and Blue Cross.

Ludlow is an established market town and is the administrative centre serving South Shropshire. The town has all local amenities and benefits from being an established tourist centre.

Ludlow has a population of circa 11,000, and is located approximately 34 miles from Shrewsbury and approximately 24 miles from Hereford.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Retail Area	403	37.44
Ground - Rear Retail Area	252	23.41
Ground - Rear Store	85	7.90

PLANNING

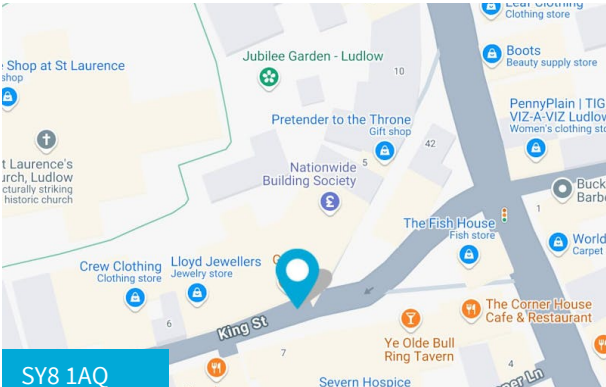
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SERVICES

Mains water, electricity and drainage are connected to the property. The property also has electric heating.

TENURE

The property is available for a lease term by negotiation with rent reviews at 3 yearly intervals on Tenants Full Repairing and Insuring basis. The lease is to be granted outside of The Landlord and Tenant Act 1954 Part II



Viewing & Further Information
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