



TO LET - RETAIL
6-8 OLD STREET, LUDLOW, SY8 1NP

RENT

■ £10,000 per annum

KEY POINTS

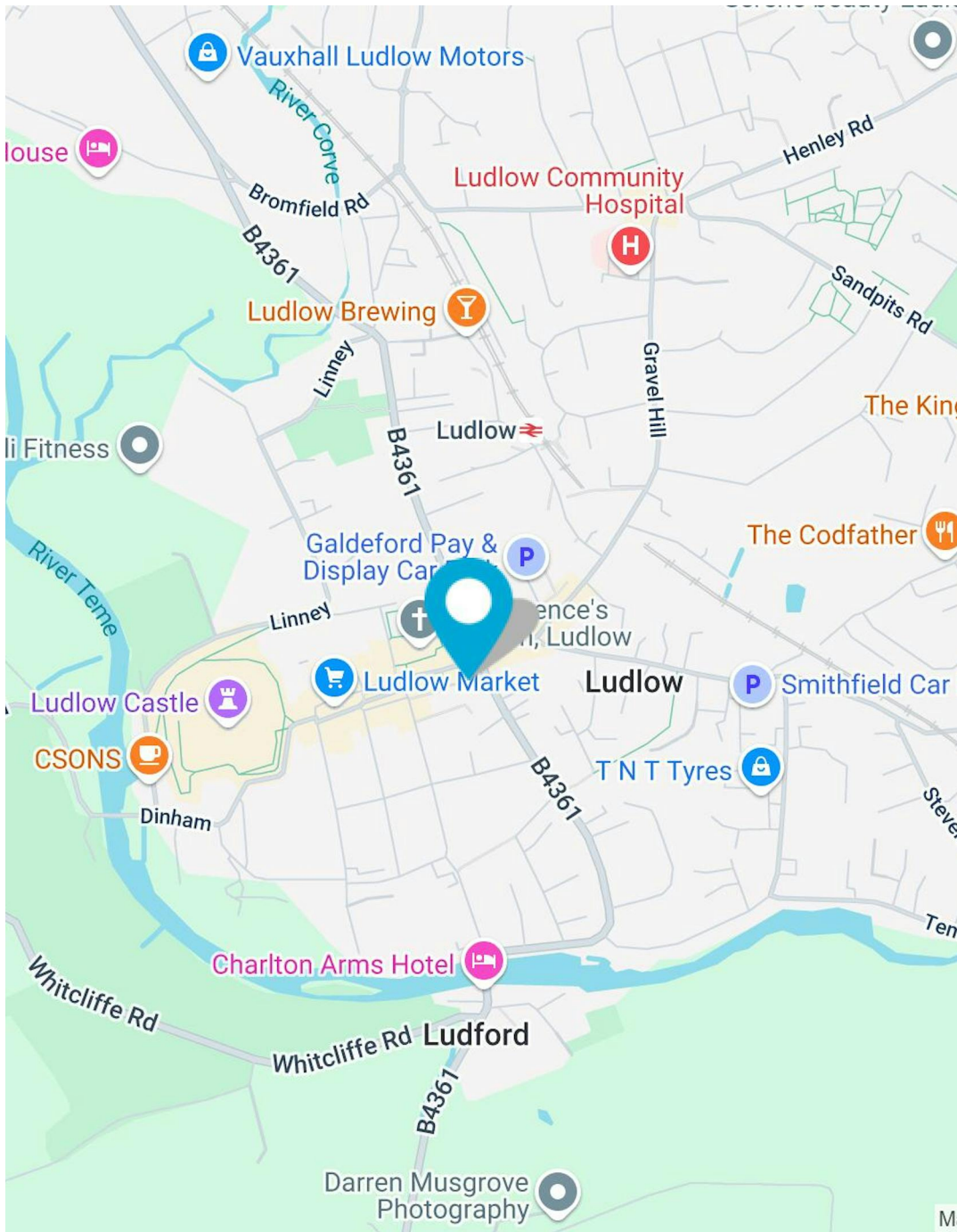
- Prominently located shop unit in the sought after town of Ludlow
- Located in a sought after town centre
- Total Net Sales Area on Ground Floor 43.5 sq m (468 sq ft) with basement of 43 sq m (463 sq ft)
- Ground floor shop with basement with storage
- Suitable for a variety of uses subject to statutory consents
- The property has been recently refurbished.



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468 SQ FT | £10,000 PER ANNUM

01743 450 700



LOCATION

The property is prominently located fronting onto Old Street in the sought after town of Ludlow. The property is located in a mixed retail and residential street in the town with surrounding occupiers including Kin Kitchen, The Corner House, and Mark Wiggin Estate agents.

Ludlow is a sought after, established market and tourist town, with a population of circa 11,000, benefitting from a railway station. It was voted in The Times as one of the loveliest towns to live in. Ludlow has a reputation for the quality of its food and drink, boasting excellent bars and restaurant, encouraged by the area's abundance of quality producers.

ACCOMMODATION

NAME	SQ FT	SQ M
Ground - Shop	468	43.48
Basement	468	43.48
Total	936	86.96



DESCRIPTION

The property comprises of a lock up shop unit with a traditional wooden glazed shop front onto Old Street which is currently being used a sweet shop.

The property is arranged to provide a Total Net Sales Area of approximately 468 sq ft (43.5 sq m) on the ground floor with basement of 463 sq ft (43 sq m). Internally the property is arranged as one room with stores with strip lighting and a traditional wooden frontage. The basement has a WC. The property was refurbished around 2 years ago and still benefits from these improvements.

The property is understood to be Grade 2 Listed.





TENURE

The property is offered to let on a New Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be rent reviews at 3 yearly intervals.

PLANNING

Prospective tenants should make their own enquiries relating to the property.
The property is understood to have planning consent for Use Class E (Retail) of the Town and Country Use Classes Order 1987.
The property is understood to be Grade 2 Listed.

SERVICES

Mains water, electricity and drainage are understood to be connected to the property. The electrics were last tested in January 2025.

LOCAL AUTHORITY

Shropshire Council
The Guildhall
Frankwell
Shrewsbury
SY3 8HQ
Tel: 0345 400 7000

RENT

£10,000 per annum

VAT

Not applicable. It is understood that the property is not elected for VAT. Therefore, VAT will not be payable.

RATES

We have made online enquiries to the local authority and were advised as follows:
Rateable Value: £9,700
Rates Payable: £4,840.30 per annum

LEGAL COSTS

Ingoing tenant is liable for both parties legal costs

EPC

D (96)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

SIMON CULLUP-SMITH

01743 450700

simon.cullupsmith@halls.gb.com



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