



FOR SALE - THREE STOREY GRADE II LISTED RETAIL PREMISES

1-2 BROAD STREET, LUDLOW, SHROPSHIRE, SY8 1NG



KEY POINTS

3,495

TOTAL NET INTERNAL AREA



RETAIL PREMISES

ICONIC BUILDING
IN THE SOUGHT
AFTER TOWN OF
LUDLOW

ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF
£900,000

(EXCLUSIVE)

James Evans



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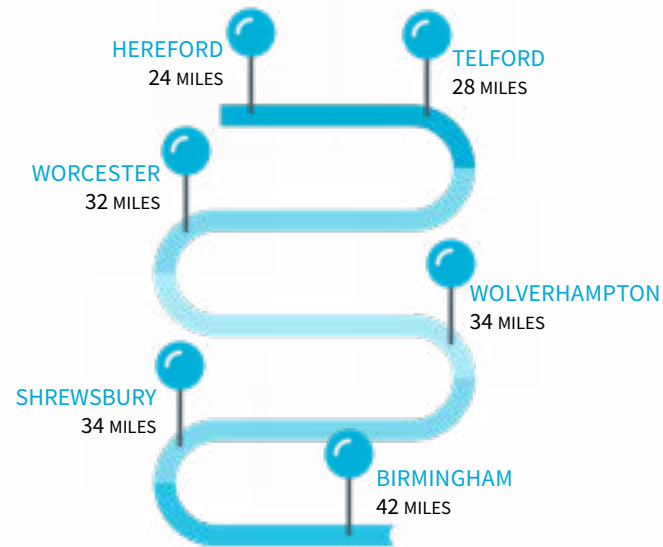
Ellie Studley



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e.studley@hallsgb.com



LOCATION

The property is prominently located in the sought after town of Ludlow. The property is located at the junction of Broad Street, King Street and Market Street. The property benefits from a return shop frontage onto King Street and Broad Street. The property is located in the prime retail location within the retail hierarchy serving Ludlow town centre.

The surrounding occupiers include Holland and Barrett, Fat Face, Silver Pear and WH Smith.

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.



APPROXIMATELY
11,000

LUDLOW POPULATION





DESCRIPTION

The property comprises of an iconic substantial attached three storey retail premises with a basement area . The property is Grade 2 listed and has a wealth of features internally and externally dating back to the early 15th century. A viewing is highly recommended to appreciate the character, size and the potential of the property. The property has been in the same family ownership from numerous years and has received numerous national publicity and is seen as a property that is iconic to the town of Ludlow.

The property is arranged to provide a Total Net Internal Floor Area within the three storeys of 3,495 ft sq (325 m sq) with a basement area. The property is internally arranged on the ground and first floor to provide a variety of areas that are used for retail sales and ancillary accommodation including welfare facilities that benefit from a wealth of features and outstanding timber framework. The second floor is arranged as stores and ancillary accommodation. The property benefits from a generously sized basement area.

The property has a return shop frontage onto Broad Street and King Street and is constructed of timber framework with infill panels and a glazed shop front under a tiled roof cover. There is access from the passageway held in the property ownership from Broad Street to a further basement area. This passageway is subject to a emergency right of way in favour of a property in third party ownership, further details are available from the selling agents upon request.

The property due to its location size and configuration has potential for a variety of alternative uses, subject to any statutory consents.

The property is currently trading as the highly respected and well renowned business called Bodenham's and the purchase of the business is available by separate negotiation further details are available from the selling agents upon request.

ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	SQ FT	M SQ
GROUND FLOOR - RETAIL		
Total Net Sales Area	1,238	115
FIRST FLOOR - RETAIL		
Total Net Sales Area	860	80
SECOND FLOOR - STORES		
Total Net Floor Area	1,130	105
ATTIC STORES		
THREE BASEMENT AREAS		

PLANNING

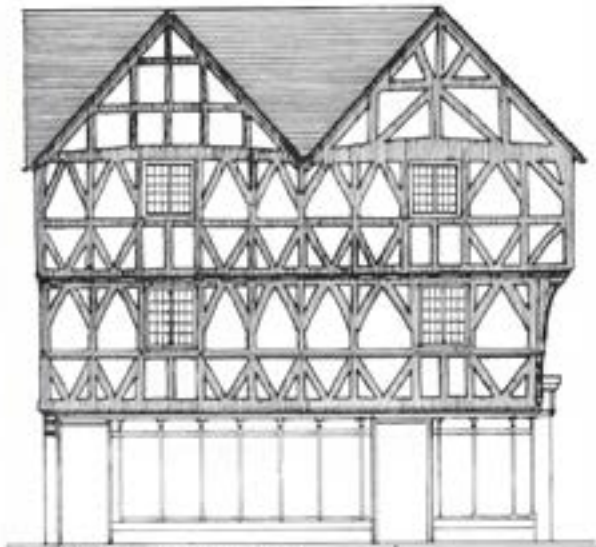
Interested parties should make their own enquiries.
The property is understood to benefit from Use Class E of the Town and Country Planning Act.

The property is understood to be Grade 2 Listed.

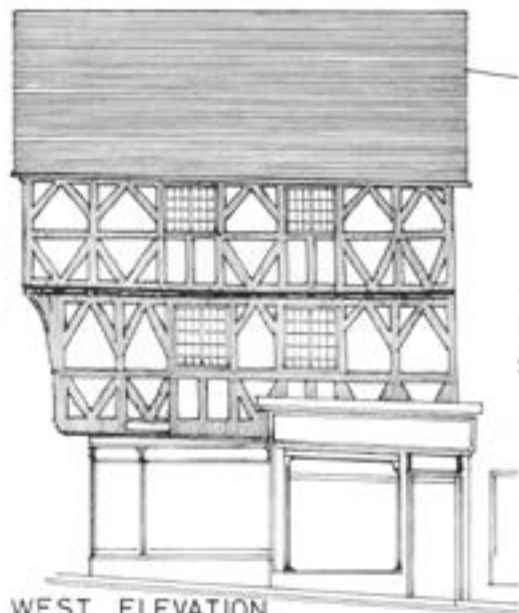
The property could lend itself to a variety of alternative uses, subject to any statutory consents.



1-2 Broad Street, Ludlow



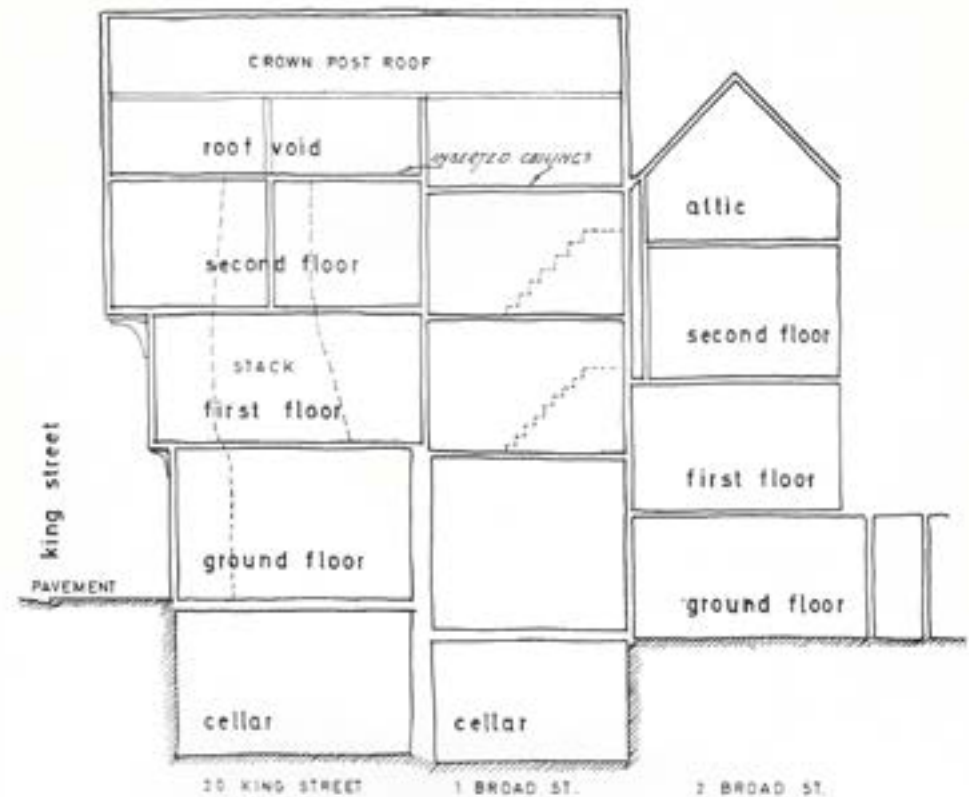
NORTH ELEVATION



WEST ELEVATION

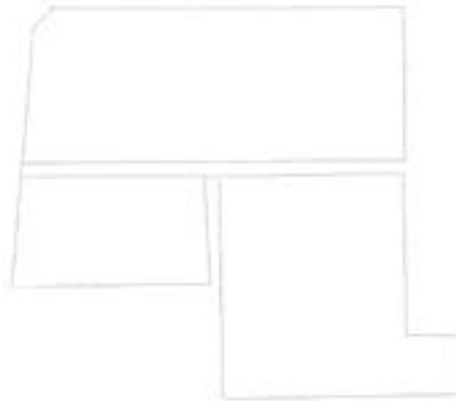
Plus
Bay Window
Office Above
Shop Windows
Below

Diagrammatic Sections



DIAGRAMMATIC SECTION N1 - S1

Inside Layout (not to scale)



Cellar



First Floor



Ground Floor



Second Floor

TENURE

The property is available for sale freehold.

The property is subject to an emergency right of access in favour of a property held in third party ownership over the external passageway from Broad Street. Further information is available from the selling agents upon request.

Due to the fact that the property is currently a trading business it is proposed that any sale of the property is progressed via the following mechanism;

Exchange of contracts as soon as possible with completion being 6 months from the date of exchange of contracts. Further details are available from the selling agents upon request.

SERVICES

(Not tested at the time of our inspection.)

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

RATES AND EPC

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£58,000	£ 29,696	TO ORDER

PRICE

Offers in the region of £900,000 (Nine hundred thousand pounds) (Exclusive) for the purchase of the property.

The business known as Bodenhams is available for purchase by separate negotiation. Detailed information relating to the same including pricing is available from the selling agents upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT


The property is understood not to be elected for VAT. Therefore VAT will not be payable on the purchase price.

DATAROOM

There is available upon request from the selling agents a data room relating to the property and also relating to the business. Prospective purchasers should note that access to the dataroom for the business will only be provided upon signing of an NDA that is available from the selling agents for signing upon request.

LOCAL AUTHORITY

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

 0345 678 9000

 WWW.SHROPSHIRE.GOV.UK





VIEWING

Strictly by prior arrangement with the selling agents.

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

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

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