

10 Bull Ring, Ludlow, Shropshire, SY8 1AF

To Let – Offers over £30,000 per annum considered for the whole

A Grade II listed former bank premises occupying one of the most prominent trading positions in historic Ludlow town. Lending itself to a variety of uses and set over 3 floors with an enclosed rear garden area the property as a whole comprises two buildings, one listed with feature timber façade, the other an adjoining modern infill extension with planning permission to extend and remodel – see attached plans. EPC Exempt.



LOCATION

Ludlow has a reputation for being one of England's finest Market Towns with many excellent facilities on offer, including a variety of restaurants and public houses complimented by interesting and individual local shops. A popular tourist destination the commercial centre of the town is enhanced and the tourist season boosted by the many Festivals and Events centred around the Castle including the Spring and Marches Transport Festival (May), Ludlow Fringe Arts & Community Festival (June/July), the Festival of Food & Drink (September) and the Medieval Fayre (November).

SITUATION

The property is situated in a prime trading position on the Bull Ring, with a mixture of retail and commercial businesses in the immediate vicinity.

REMODELLING WORKS

It is proposed that the Landlord will complete proposed remodelling works inc alterations to the unit frontage prior to the commencement of the agreed lease.

ACCOMMODATION

Set over three floors:

Ground Floor – 118m² or 1,270ft²

Lower Ground Floor - 41.4m² or 446ft² plus store of 3.7m² or 39.8ft².

First Floor divided into
Landing, with Cleaners Cupboard off
Ladies & Gentlemen WC facilities
Kitchen (10m²)
Storage Room 1 (15m²)
Storage Room 2 (23m²)

LEASE DETAILS

Rent: Offers over £30,000 per annum considered

Term: By negotiation.

Insurance: The Landlord to insure the premises and recover the annual premium from the tenant on demand.

Deposit: Subject to negotiation.

Repairs: Full Repairing and Insuring Lease.

Costs: Tenants to be responsible for Landlord's legal costs.

References/ Guarantee: Prospective tenants may be required to provide references and/or personal guarantees to support their application.

GENERAL

Rateable Value: £21,000

Services: I understand that mains services are connected to the property.

Viewing: By appointment through Letting Agents – McCartneys LLP - 01584 872153

Details Last Updated: Wednesday, 02 October 2019

Notice: All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

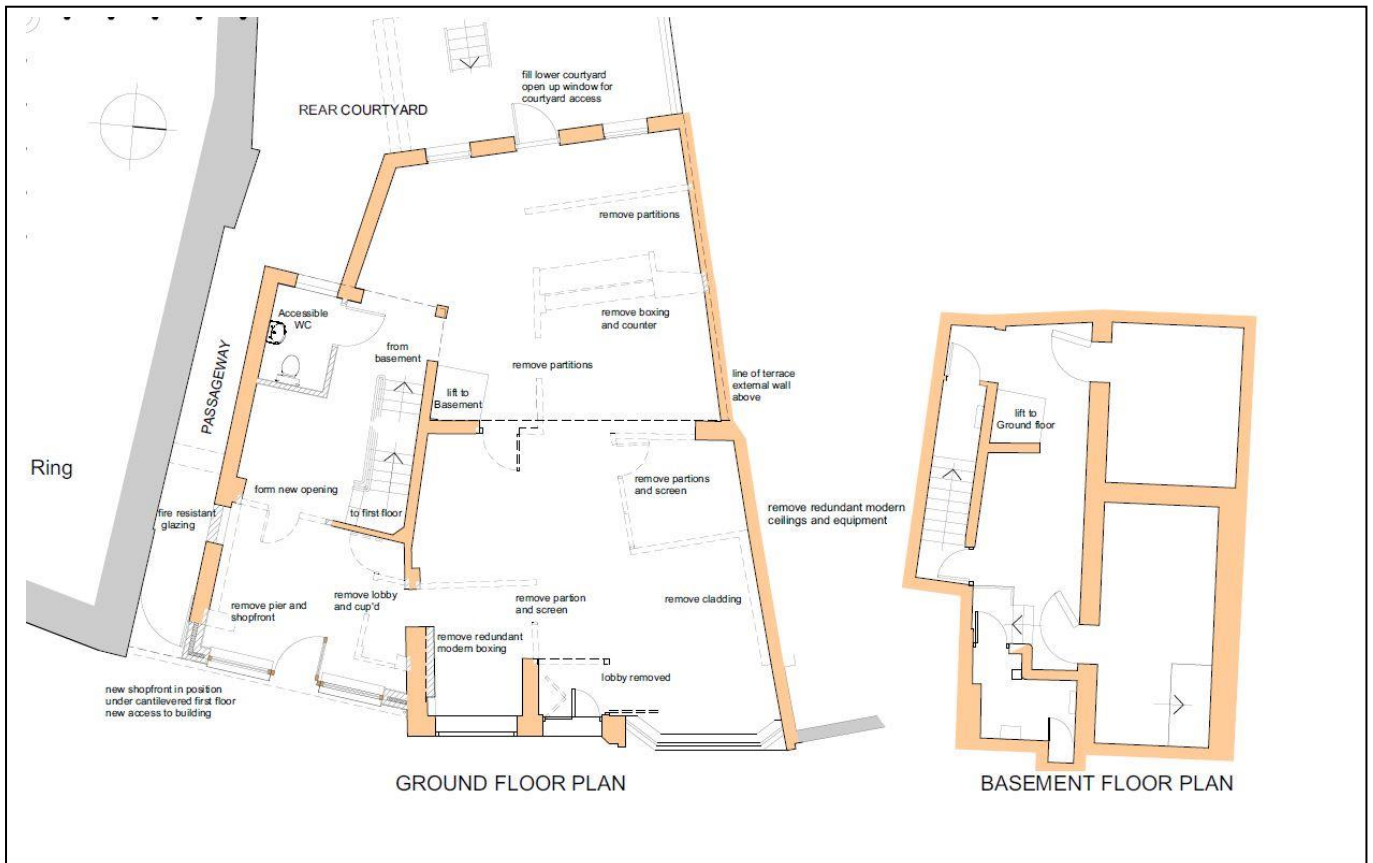
MCCARTNEYS LLP REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA.

REGISTERED NO: OC310186

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm



GROUND FLOOR & LOWER GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

