

TO LET

4-5 King Street,
Ludlow, SY8 1AQ
Subject To Vacant Possession



LOCATION

Ludlow is a historic market town and the largest town in South Shropshire. It is highly affluent and a popular tourist centre renowned for its rich architecture and concentration of medieval listed buildings.

DESCRIPTION

The premises forms part of a Grade II Listed building comprising a large ground floor sales area and basement ancillary space. Nearby occupiers include an array of boutique independents and high-end nationals including **Crew Clothing, Fat Face, Joules, White Stuff** and **Bodenhams of Ludlow**.

ACCOMODATION

The premises comprises a ground floor shop with the following approximate floor area:

Ground Floor:	212 sq. m	2,280 sq. ft
Basement:	141 sq. m	1,518 sq. ft

TENURE

The premises are available on a new effective full repairing and insuring lease by way of a service charge.

EPC

Not Applicable.

PLANNING

The property benefits from Class E Planning Consent which allows for a wide range of uses including but not limited to Shop, Cafe, Restaurant, Medical and Office uses.

RENT

£72,500 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

A fair and proportionate service charge will be levied on the occupiers as a maintenance contribution to the common parts.

RATEABLE VALUE **£72,000**
(2023 Assessment)

VAT

The property is registered for VAT. All prices are quoted exclusive of VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT
SUBJECT TO VACANT POSSESSION

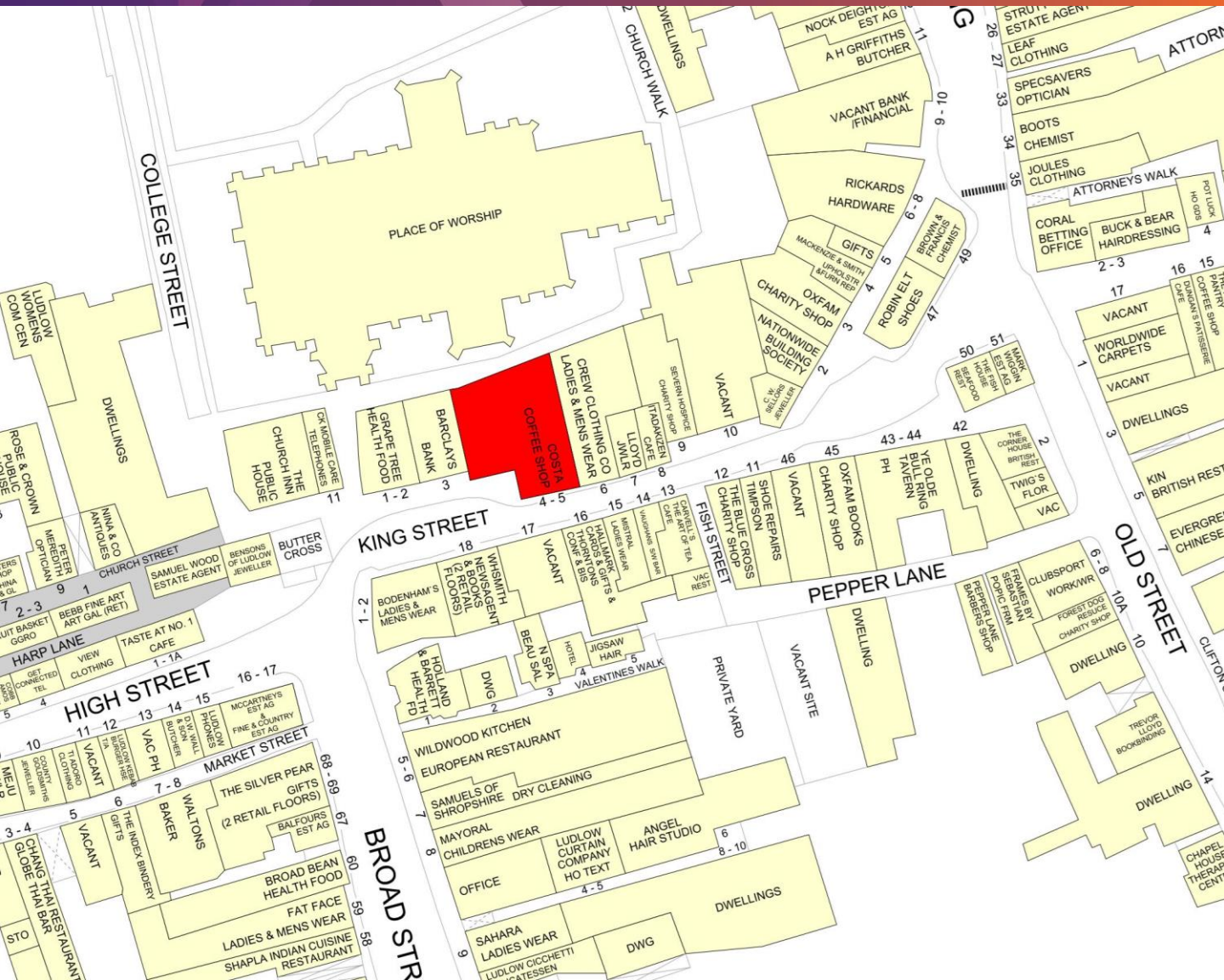

CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

Guy Sankey
Tel: 07415 408196

Email: guy@creative-retail.co.uk

Scott Robertson
Tel: 07831 856733

Email: scott@creative-retail.co.uk

www.creative-retail.co.uk