

# TO LET

3 King Street, Ludlow,  
SY8 1AJ

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 property forms part of a Grade II Listed building comprising Ground, Basement, First, Second and Third floors. 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:** 77.80 sq. m 837 sq. ft

## TENURE

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

## EPC

The property has an EPC rating of E. The certificate is available on request.

## RENT

**£37,500** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

TBC.

## BUSINESS RATES

The property is currently assessed with 1-2 King Street, the business rates will be reassessed once separation works have completed.

**RATEABLE VALUE**  
(2017 Assessment)

**£TBC**

## 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.

## 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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