

Freehold Ludlow Town Centre Pub/Restaurant/Development Site £325,000



Chang Thai, 3 Market Street, Ludlow, Shropshire, SY8 1BP

- Located in centre of Ludlow close to Ludlow market.
- Two trading areas, large external courtyard/patio.
- Extensive accommodation at first and second floor.
- Development potential for range of pub, bar, restaurant and residential uses.

Freehold offers in excess of £325,000 are invited subject to contract and exclusive of VAT where chargeable,

Particulars Updated 11-Jul-2024

Lichfield Business Village,
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Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



LOCATION

Chang Thai is located in Ludlow town centre, 50 yards from Ludlow Market, adjacent to High Street and Castle Street and on the retail and entertainment circuit.

Ludlow is an affluent Shropshire Market Town with a population of 10266 (Census 2011) which attracts visitors throughout the year. The town has developed a reputation for quality dining and was known the only town in England with 3 Michelin starred restaurants.

DESCRIPTION

The property which was previously known as the Globe, comprises a late 18th Century 3 storey building with a similar 2 storey extension to the rear. The property is of brick construction beneath pitched slated roofs with painted elevations, benefitting from an archway access leading to a rear courtyard external trading area.

ACCOMMODATION

Ground Floor: Internally the main 50 cover restaurant is situated to the front of the building and leads through to the catering kitchen, wash up and preparation area. Adjoining are the gentlemen's customer lavatories, a freezer store and thereafter an adjoining general store. The bar is on the opposite side of the courtyard from the restaurant and includes a metal topped servery and a range of loose f&f providing circa 22 covers. To the rear of the servery is a small keg cellar. The ladies customer lavatories adjoin the bar.

First Floor: Large double bedroom/office, a large main office/lounge, additional bedroom, bathroom and utility. A further series of 3 general stores lie to the rear of the first floor extension.

Second Floor: 3 double bedrooms, box room and bathroom.

Basement: Cellar/General stores.

The courtyard which is part covered provides a pleasant external trading area by way of 3 separate decked seating areas, one with large jumbrella, providing circa 60 covers.

The site area is 0.163 acres and footprint of the building circa 3996 sf. (Source Nimbus Maps).



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GENERAL INFORMATION

Tenure

The property is held freehold and will be made available with vacant possession.

Services

All mains services are connected to the property.

Licences

The property holds the benefit of a Premises Licence permitting the sale of alcohol from 11:00 hrs to 23:00 hrs Monday to Wednesday inclusive, from 11:00 hrs to 00:00 hrs from Thursday to Saturday inclusive and from 12:00 hrs to 22:30 hrs on Sunday.

Town & Country Planning

The property is a Grade II Listed building and is in Ludlow Conservation Area. There is no recent planning history of note.

Fixtures & Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

TUPE

There are no staff to transfer under the TUPE regulations.

Stock in Trade

The Buyer will purchase stock in trade and unbranded glassware at valuation upon completion.

Rating Assessment

The Rateable Value from 1st April 2023 is £27,500.

EPC

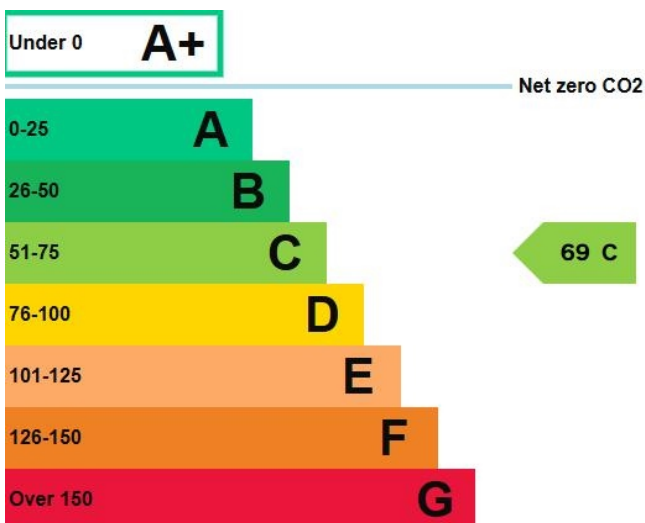
An EPC is available for inspection.

ASKING PRICE

Freehold offers in excess of £325,000 are invited subject to contract and exclusive of VAT where chargeable.

Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.



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