



# SAMUEL WOOD



**1 New Road, Ludlow, Shropshire, SY8 2NY**

**£15,000 Per Annum**

This modern detached premises with the benefit of A1 (Retail) and A3 (Coffee Shop/Restaurant) consent sits fronting onto New Road adjacent to Ludlow Hospital and the One Stop Convenience Store. Accommodation briefly includes a ground floor retail space with a large open plan first floor area, toilet facility and externally accessed store. 70 square meter total area. EPC Rating - B



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Accommodation is accessed via glazed door into an open plan space with two large windows to frontage and an externally housed store. Staircase rises out of the ground floor space up on to a large first floor area, extremely light with a number of windows and access into a toilet facility.

The lease will be granted on a tenant's full repair and insurance basis with length to be negotiated, the rateable value is £7300.00. Local Authority – Shropshire Council

The services are mains water, mains drainage and mains electric. Broadband speeds – Basic 16 Mbps, Superfast – 80 Mbps, Ultrafast – 1000 Mbps. Flood Risk – Very Low

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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