



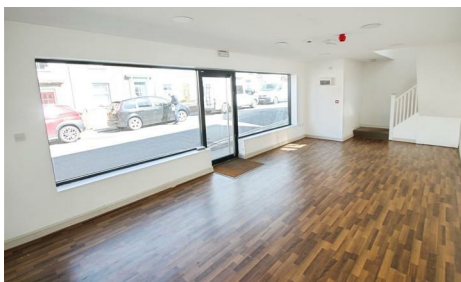
SAMUEL WOOD



I New Road, Ludlow, Shropshire, SY8 2NY

£12,500 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 - £12,500 Per Annum



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Ludlow is a popular and historic market town being extremely vibrant and renowned for its architecture culture and festivals attracting a lot of visitors. The town also benefits from a main line railway station and these premises would be suitable for a variety of uses currently having A1 and A3 consent.

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.

Lease

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

Services

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

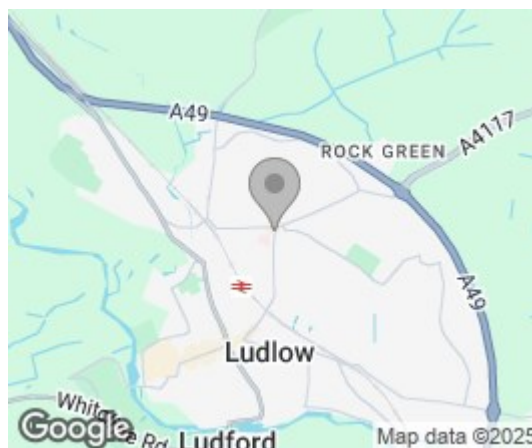
Viewings

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

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Area Map



Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.