



Investment For Sale: Units 1-5 Sheet Road Industrial Estate

Orelton Road | Ludlow | Shropshire | SY8 1XF





For Sale - Prime Trade Counter and Industrial Investment Opportunity

Freehold investment opportunity, comprising of 5 units providing a Total Gross Internal Area of approximately 45,827 sq ft (4,257 m sq)

Secure Annual Rental Income of £263,085 Per Annum (Exclusive)

Significant Asset Management Potential

Forming part of a premier commercial quarter of Ludlow

Offers in excess of (Three Million Five Hundred Thousand Pounds Per Annum) (Exclusive) showing a Net Initial Yield 7.07% after accounting for normal purchases costs.

Units 1-5 Sheet Road Industrial Estate, Orelton Road, Ludlow

The property comprises of five income-producing units, arranged to provide four terrace industrial/trade counter units and one detached retail/takeaway unit.

Unit 1 is of modern construction comprising of a detached property of steel portal frame construction, with profile metal sheet cladding and glazed curtain walling. The property is arranged to provide a sales and collection area to the front, and a kitchen to the rear with ancillary facilities and trading as Dominoes.

Unit 2, 3 and 4 are constructed of steel portal framework, clad in part profile sheeting and part brick and blockwork to the elevations. The units each have an up and over door to the front elevation of the unit and an eaves height of approximately 6 metres. The units are arranged to provide trade counters with welfare and ancillary facilities.

Unit 5 is of portal frame construction, clad in part profile steel sheeting and part brickwork to the elevations. The unit benefits from a profile steel sheet projection to the front elevation with a mono-pitched roof, providing an increased eaves height and two up-and-over doors facilitating access. The property is arranged to provide workspace, offices and welfare facilities.

Unit 5 benefits from a self-contained yard and on-site car parking area accessed from Parys Road, whilst the remaining units share communal parking and servicing facilities. The site extends to approximately 0.971 hectares (2.4 acres).



Location

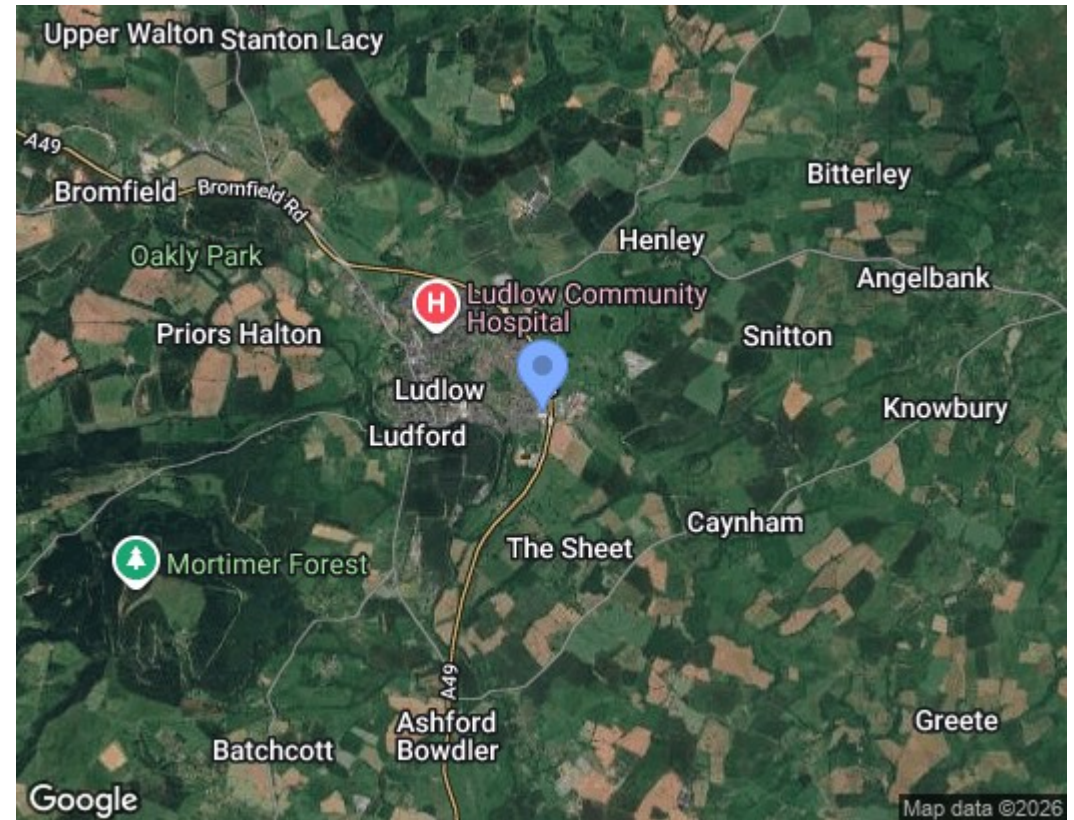
The property forms part of Sheet Road Industrial Estate which occupies a prominent location fronting onto Orelton Road and Parys Road. The estate is situated on the South East side of Orelton Road and is accessed from Parys Road, leading to Sheet Road and the A49.

The industrial estate benefits from strong roadside visibility from Sheet Road and the A49, which acts as a main trunk road providing access from Hereford to Warrington.

Sheet Road Industrial Estate is a premier commercial quarter within Ludlow situated opposite Ludlow Business Park. The surrounding occupiers include national operators such as Screwfix, and Wolseley.

Ludlow is a market town and a tourist centre. The town is located approximately 28 miles south of the county town of Shrewsbury and approximately 23 miles north of the city of Hereford. The town is located near to the confluence of the Rivers Corve and Teme.

The town had a population of 10,266 at the 2011 census and the town has nearly 500 listed buildings. The town has a railway station that runs on the Welsh Marches Line and is operated by Transport for Wales.



Tenancy Schedule

Unit	Tenant	SQ FT	Rent Per Annum	Rent Per SQ FT	Lease Start	Lease End	Rent Review	Break Clause	Repairing Obligations
1	Dominoes	1,000	£25,000	£25	11/04/2025	11/04/2045	11/04/2030	11/04/2030	Full Repairing and Insuring Subject to Schedule of Condition
2	Howdens	7,998	£48,000	£6	07/01/2019	07/01/2034	07/01/2029	07/01/2029	Full Repairing and Insuring Subject to Schedule of Condition
3	Tool Station	3,003	£19,600	£6.53	11/06/2029	11/06/2029	N/A	N/A	Full Repairing and Insuring Subject to Schedule of Condition
4	St Michaels	7,158	£42,948	£6	24/11/2024	24/11/2035	24/11/2035	24/11/2035	Full Repairing and Insuring Subject to Schedule of Condition
5	Spencer Manufacturing	26,850	£127,537.50	£4.75	01/06/2026	01/06/2031	N/A	N/A	Full Repairing and Insuring Subject to Schedule of Condition
Total		46,009	£263,085						

Copies of the tenancy agreements are available upon request from the selling agents.

The Weighted Average Unexpired lease term (WAULT) (Lease expiry) is 6.89 years.

The estate enjoys a stable and diverse tenant profile, supported by the strength of Ludlow's growing commercial market and the areas demand for well-located trade counter/industrial accommodation, as shown by the recent letting of Unit 4 to Richards Hospice.

Ludlow Market Overview

The UK industrial sector has become one of the strongest performing asset classes within the commercial property market, underpinned by structural occupier demand, constrained supply, and sustained rental growth.

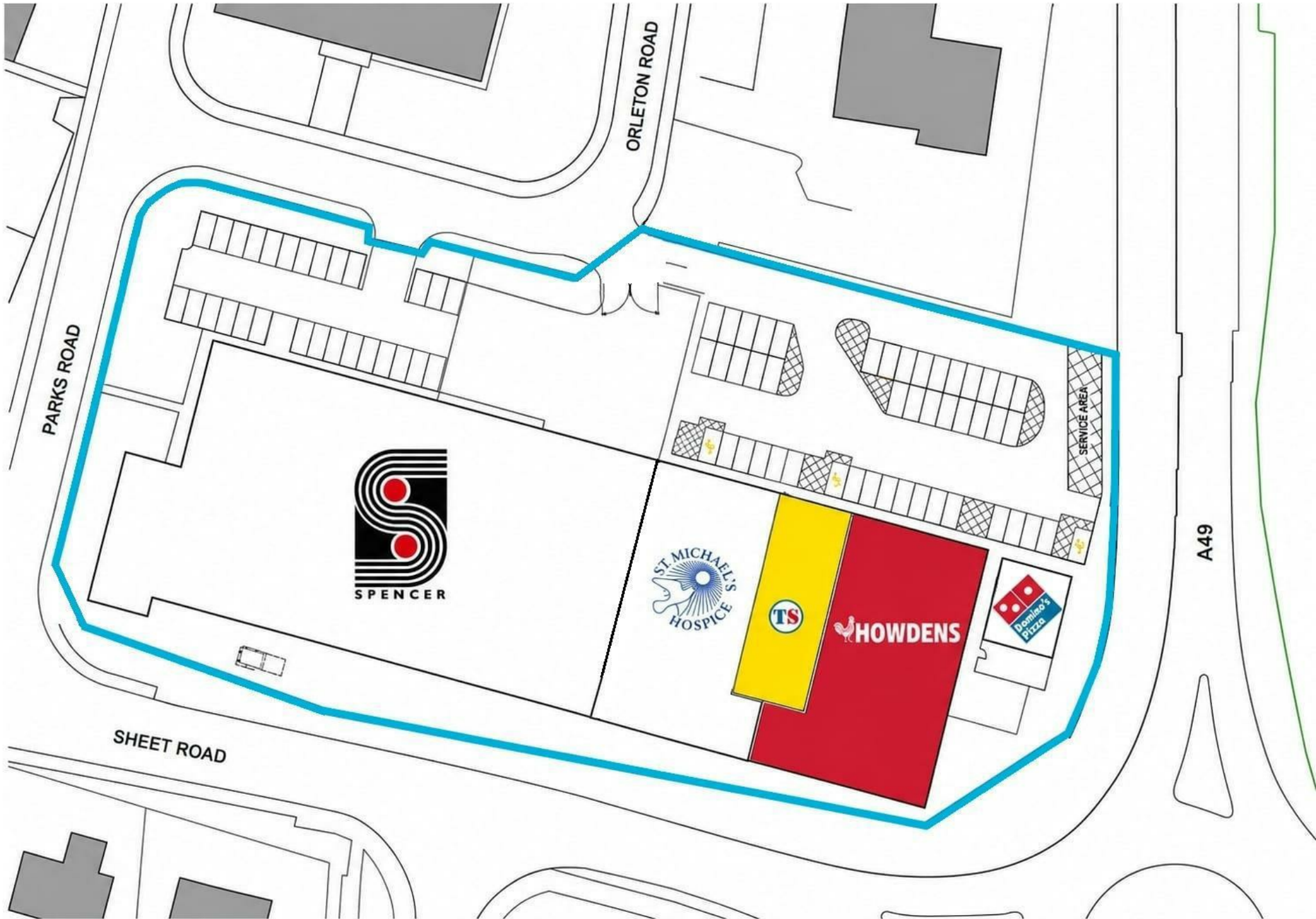
Tenant Covenant

Unit	Tenant	Tenant Covenant
1	DP Reality Limited (Company Number 2882513) And Red Mircale (Ludlow) Limited (Company Number 15080922) T/A Dominos	Parent Company Domino's Pizza Group Plc (Company Number 03853545) Incorporated in 1999 with over 1400 stores in the UK and Ireland. The company is listed on the London Stock Exchange with a Group Revenue of over £685 million in 2025.
2	Howdens Plc (Company Number 05656171)	Incorporated in 2005 with nearly 900 stores across the UK. Parent Company is Howdens Joinery Group Plc (Company Number 02128710) listed on the London Stock Exchange with a total group revenue of £2.42 billion in 2025.
3	Tool Station (Company Number 04372131)	Incorporated in 2002 with 550 stores across the UK. Parent Company is Travis Perkins Holdings Limited (Company Number 12395367) with an additional 720 stores across the UK. The company is active on the London Stock Exchange with a total group revenue of £4.56 billion in 2025.
4	St Michaels (Company Number 01634942)	Registered charity incorporated in 1982 with 18 charity shops across and around Herefordshire. The charity had a Total Gross Income of £12.81 million in 2025.
5	Spencer Manufacturing (Company Number 500155)	The regional company was incorporated in 1951 and is considered to be a leading UK design and manufacturer of wire, metal, mesh & tubular fabrications and parts

Schedule of Comparables

Date	Location	SQ FT	Units	Purchase Price	Net Initial Yield
October 2024	Worcester	67,846	16	£8,000,000	5.70%
February 2024	Ludlow	22,691	20	£2,052,000	6.40%
March 2025	Derbyshire	80,556	19	£7,300,000	6.75%
August 2024	Birmingham	32,192	11	£6,725,000	4.85%





Key Details

Rateable Value

Unit 1:
Unit 2: £40,750
Unit 3: £16,500
Unit 4:
Unit 5: £132,000

Price

Offers in excess of £3,500,000 (Three Million Five Hundred Thousand Pounds Per Annum) (Exclusive) which shows a Net Initial Yield after normal purchasers' costs of 7.07%.

VAT

The property is understood to be elected for VAT. However, it is proposed that the sale of the property proceeds as a TOGC (Transfer of a Going Concern), further details are available from the selling agents.

EPC

Unit 1: A (14)
Unit 2: D (76)
Unit 3: F (141)
Unit 4: E (105)
Unit 5: C (64)

Local Authority

Shropshire Council
The Guildhall,
Frankwell Quay
Shrewsbury
SY3 8HQ

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

Services

(Not tested at the time of inspection)

All mains' services are understood to be connected to the units.

Planning

Prospective Purchasers should rely on their own enquiries.

Unit 1 is understood to benefit from planning consent for sui generis the Town and Country Use Classes Order 1987. The remaining units are understood benefit from planning consent for use class E or B8 under the Town and Country Use Classes Order 1987.

The site offers extensive asset management potential with flexibility across multiple use classes, and future potential development

Dataroom

Access to a data room is available to prospective interested party upon request from the selling agents.

Legal Costs

Each party is to bear their own legal costs in relation to the transaction.

Tenure

The site is offered for sale freehold subject to the occupational tenancies outlined in the tenancy schedule. The property is held under the ownership of Title Number SL112515.




Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

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 01743 450 700

 commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

