

UPPER GALDEFORD, LUDLOW SY8 1QF

# TO LET / FOR SALE

PRIME RETAIL & LEISURE PREMISES

Mason  
Partners

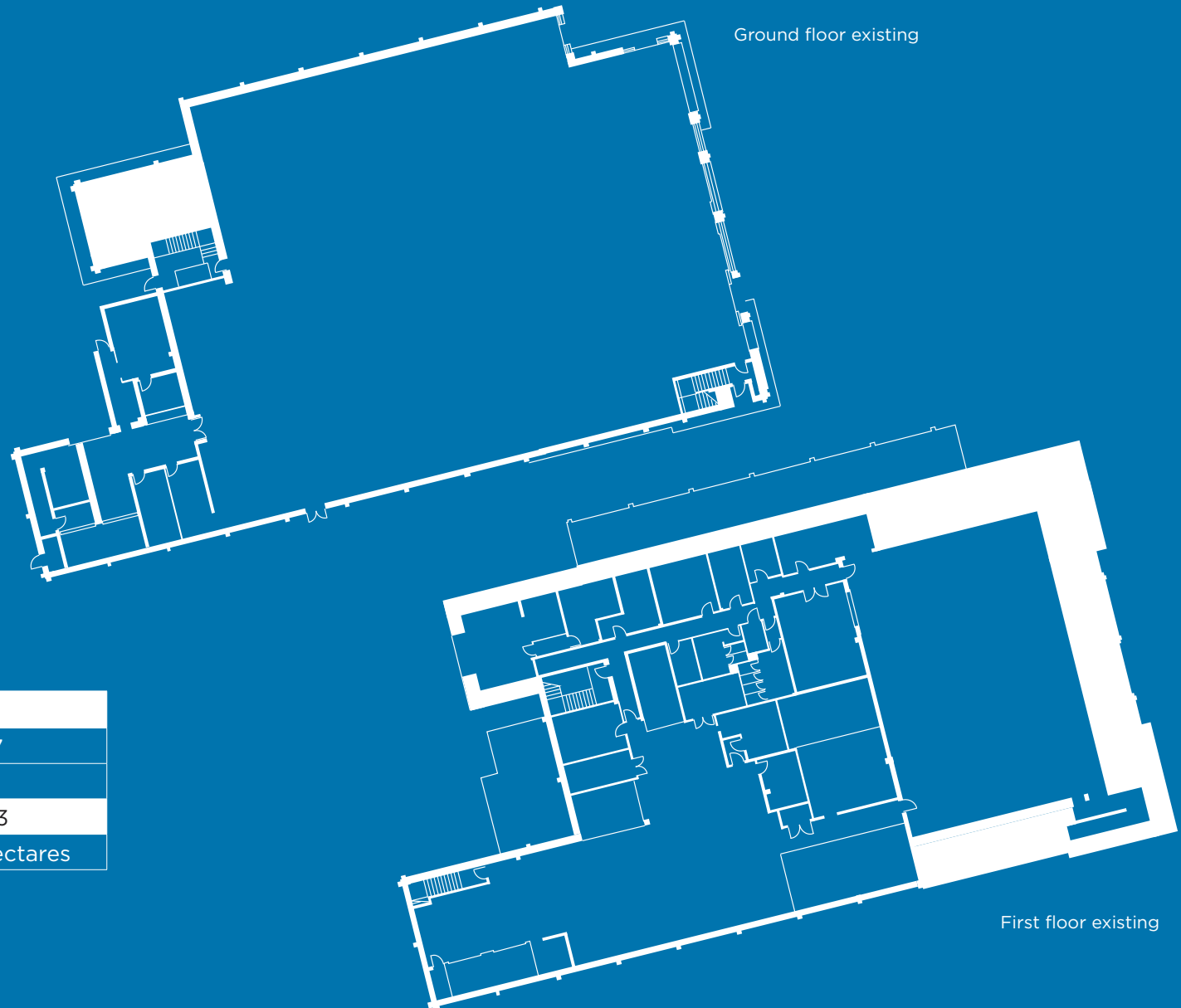


# DESCRIPTION

A two storey retail property. Constructed in the 1980s the building provides a glazed frontage to the ground floor with a loading area to the rear and two goods lifts providing access to the first floor.

Internally, the premises provides retail accommodation to ground floor, and staff toilets, offices, kitchen and storage accommodation inclusive of walk-in chillers and freezers on the first floor level.

Externally, the unit benefits from a concrete surfaced loading area with staff parking.



	SQFT	SQM
Ground Floor	14,076	1307.67
First Floor	7,966	740.06
<b>Total</b>	<b>22,042</b>	<b>2047.73</b>
Site Area	0.55 acres	0.22 hectares



# LOCATION

The property occupies a prominent main road frontage onto Upper Galdeford in the heart of Ludlow town centre. Surrounding occupiers include a mixture of national and local traders including Lloyds Pharmacy and Coral Bookmakers. To the rear of the property is a circa 200 space public pay and display car park, the Feathers Hotel and Library.

Ludlow is a thriving medieval market town, the largest in Shropshire. It provides a resident population of circa 11,000 and is located 36 miles west of Birmingham, 25 miles north west of Worcester and 25 miles north of Hereford.





# THE OPPORTUNITY

## Options

- Re use existing building.
- Sub divide existing unit into 2 retail units.
- Site benefits from Planning Consent (Oct22) for a mixed use 19 apartment scheme with 12 parking spaces and 2 x A1 retail units.

## Price/Terms

- A new lease.
- Unconditional offers invited for the freehold.

## EPC

The property has an EPC Rating of C (66).

## Rating Assessment

The property is assessed in the 2023 Rating List as 'Supermarket and Premises' with a Rateable Value of £237,000. This is being appealed.

## Planning

Interested parties should refer any planning related queries to Shropshire Council (0345 678 9000).

## Legal Costs

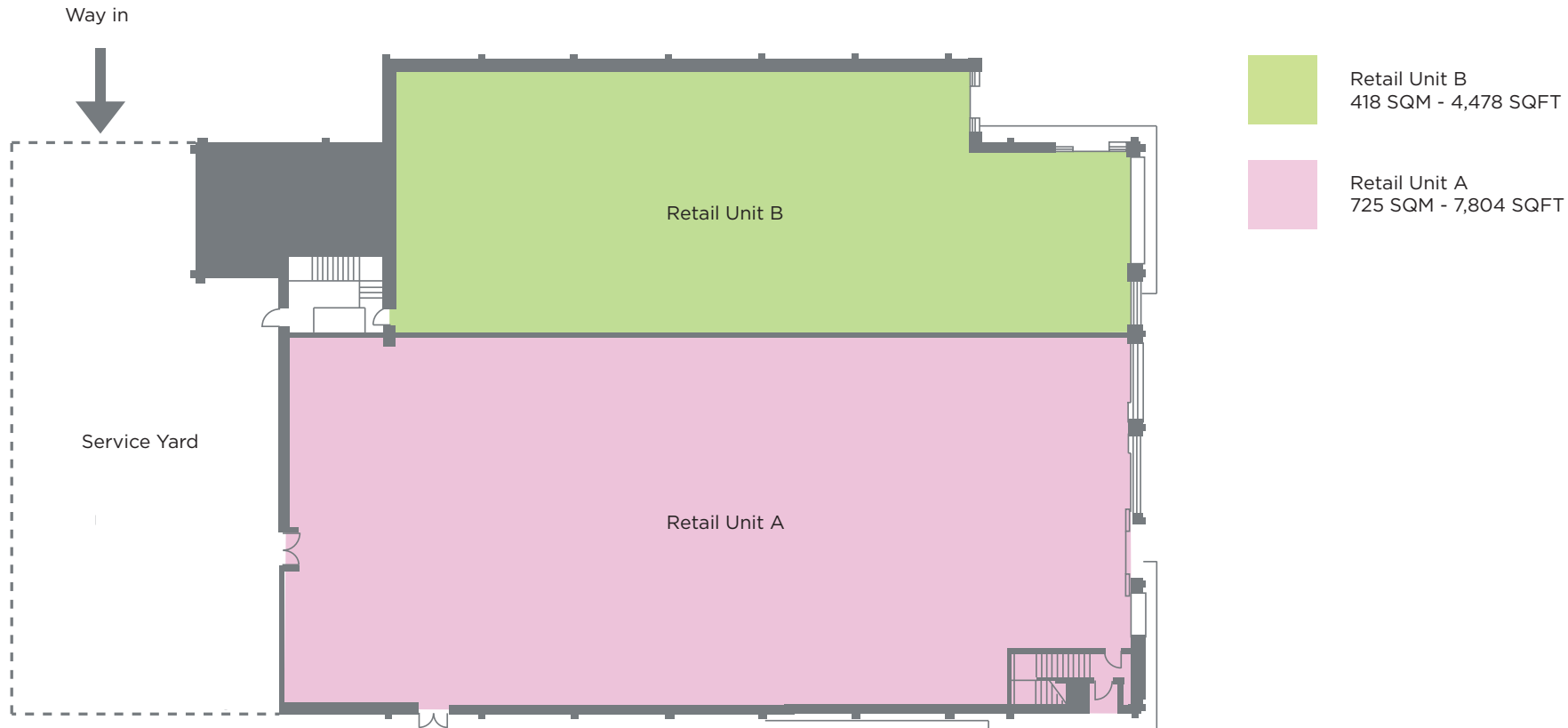
Each party to be responsible for their own legal costs incurred in any transaction.

## VAT

VAT, if applicable, will be payable at the prevailing rate.



# POTENTIAL GROUND FLOOR CONVERSION



## Conditions under which particulars are issued:

Mason Partners for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Mason Partners has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate.

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