

Sampson Moore

PROPERTY INVESTMENT CONSULTANTS

PRIME RETAIL UNIT TO LET

1756 sq ft approx. total area

3-4 BROAD STREET

LUDLOW



RENT: £30,000 pa

- 914 sq ft sales plus 842 sq ft ancillary.
- Prime position near junction of Broad Street and High Street.
- Near to Fat Face, W H Smith and independent retailers, bars and restaurants.
- Attractive and prosperous market town with many listed buildings.
- Forms part of a Grade II timber framed listed building.

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LOCATION

The property is located in the heart of the town centre close to the junction of Broad Street with High Street and Market Street. The historic medieval town of Ludlow is situated 28 miles south of Shrewsbury and is popular with tourists and visitors. Attractions include Ludlow Castle and many excellent restaurants and cafes.

DESCRIPTION

The property comprises a retail unit on the ground floor with ancillary storage space in the basement. A kitchen and WC are situated to the rear of the ground floor.

ACCOMMODATION

Internal width	27ft 2 in widening to 31ft		
Depth	31ft 8in		
	sq ft	sq m	
Ground floor			
Sales	914	84.9	
(ITZA	733.5	68.1)	
Kitchen	54	5.0	
Basement	788	73.2	
Total	1,756 sq ft	163.1 sq m	

RATING ASSESSMENT

Rateable value £36,750 (rates payable @ 43.2p £15,876, 2026/27)

TERMS

The property is available on a new full repairing and insuring lease, for a term to be agreed. Occupation available from circa September 2026.

RENT

£30,000 pa (plus VAT)

EPC rating

B (43).

LEGAL COSTS

Each party to bear their own legal costs.

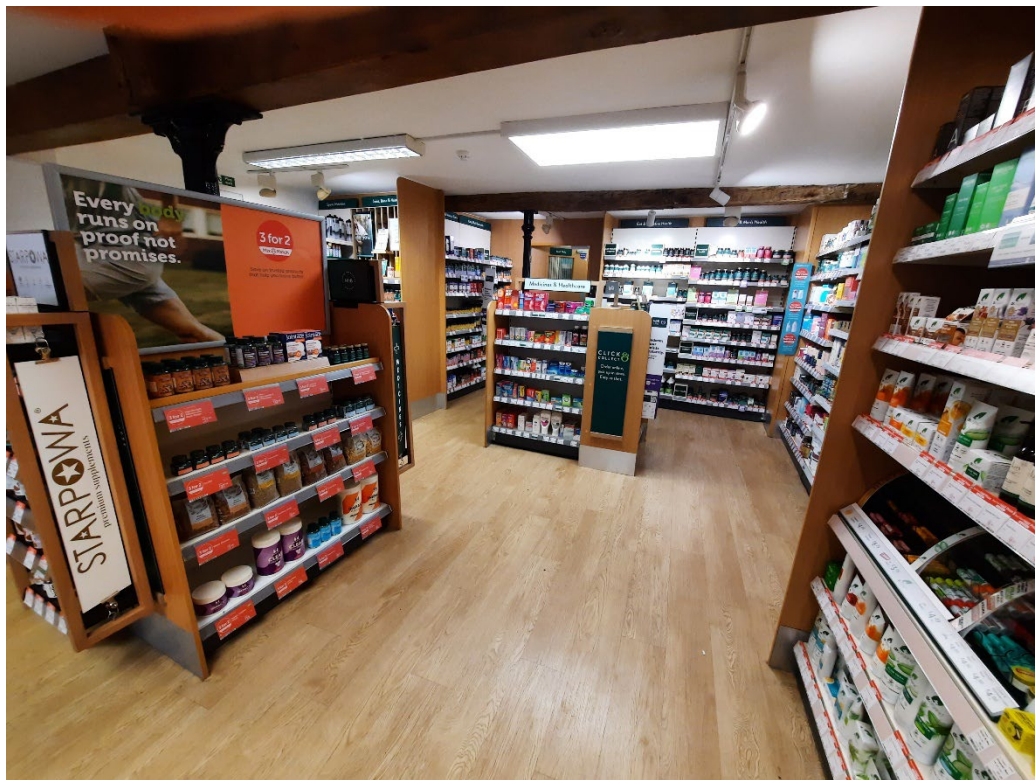
FURTHER INFORMATION

Please contact:

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT



MISREPRESENTATION ACT 1967

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