

Clinic/Room Two, 36 Lower Raven Lane, Ludlow, SY8 1BL  
To Let on a monthly licence at £450 per calendar month



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36 Lower Raven Lane has recently been refurbished to a high standard and is partly run as a Holistic Clinic by the property owner with some vacant ground and first floor rooms being available on a monthly licence basis.

The property is accessed from Lower Raven Lane into a Reception area with steps down to the lower ground floor kitchen and wc. The ground floor comprises reception, 2 clinic rooms, office and disabled wc. To the first floor is a studio and 2 further clinics. All the rooms have dimmable spotlights, natural wood floor coverings and all rooms benefit from wash hand basins.

**We are delighted to offer Clinic /Room Two - on the ground floor.**

**Clinic/Room Two - 12'4" x 11'1" (3.76m x 3.38m)**

A lovely room with window to side providing natural light. Wash basin.

**MONTHLY LICENCE DETAILS**

**Rent:** £400 per calendar month.

**Term:** At first the rooms are offered on a monthly licence which after 6 months occupation may be converted in to an annual tenancy/lease subject to the agreement of the owner.

**Deposit:** The equivalent of two months' rent to be held for the duration of the term as a deposit by the owner.

**Costs:** Tenants to be responsible for Landlord's costs in drafting the licence agreement.

**References/ Guarantee:** Prospective tenants may be required to provide references and/or personal guarantees to support their application.

**GENERAL**

**Rates Payable:** n/a

**Services:** I understand that mains services are connected to the property.

**Heating:** Included in the monthly licence fee as is water and power. The tenant will be responsible for costs of telephone line/calls.

**Note:** The Letting Agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**Viewing:** By appointment through Letting Agents – McCartneys LLP - 01584 872153

**Referral Fees:**

McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

**Details Last Updated:** Friday, 05 January 2024

**Notice:** All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any

**authority to make or give any representation or warranty whatever in relation to this property.**

**MCCARTNEYS LLP REGISTERED OFFICE:** The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA.  
**REGISTERED NO:** OC310186

**Opening Hours:** Mon-Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm