

20 Bull Ring, Ludlow, Shropshire, SY8 1AA

To Let £12,000 Per Annum + VAT- year one

Three months rent free at commencement of tenancy

A double fronted retail unit offering approximately 93 sqm (1000 sq ft) of accommodation. Excellent trading position close to Feathers Hotel on Bull Ring in the heart of historic Ludlow. Retail area and rear store/office with WC. Available immediately.



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Available immediately.

Main Retail Area - 33'11" (10.33) x 23' (7.) (maximum)
Excellent retail area with two windows fronting on to Bull Ring.

Storage/Office - 14'4" x 12'3" (4.37m x 3.73m)

WC

LEASE DETAILS

Three months rent free at commencement of tenancy.

Rent: £12,000 per annum plus VAT- Year one
Year Two - £16,000 per annum plus VAT
Year Three - Rent Review upwards only to market rent.

Term: By negotiation. To exclude the security of tenure provisions of the 1954 Landlord and Tenant Act.

Insurance: The Landlord to insure the premises and recover the annual premium from the tenant on demand.

Deposit: The equivalent of three months' rent to be held for the duration of the term as a deposit.

Repairs: Internal Repairing and Insuring Lease.

Costs: Tenants to be responsible for Landlord's legal costs.

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

GENERAL

Rateable Value: £16,500

Rates Payable: £8233.50

Services: Mains electricity, water and drainage.

Heating: Electric heating.

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: Wednesday, 24 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

