



TO LET - OFFICE

UNIT 4 PALMERS HOUSE, 7 CORVE STREET, LUDLOW, SY8 1DB

RENT

■ £10,600 per annum

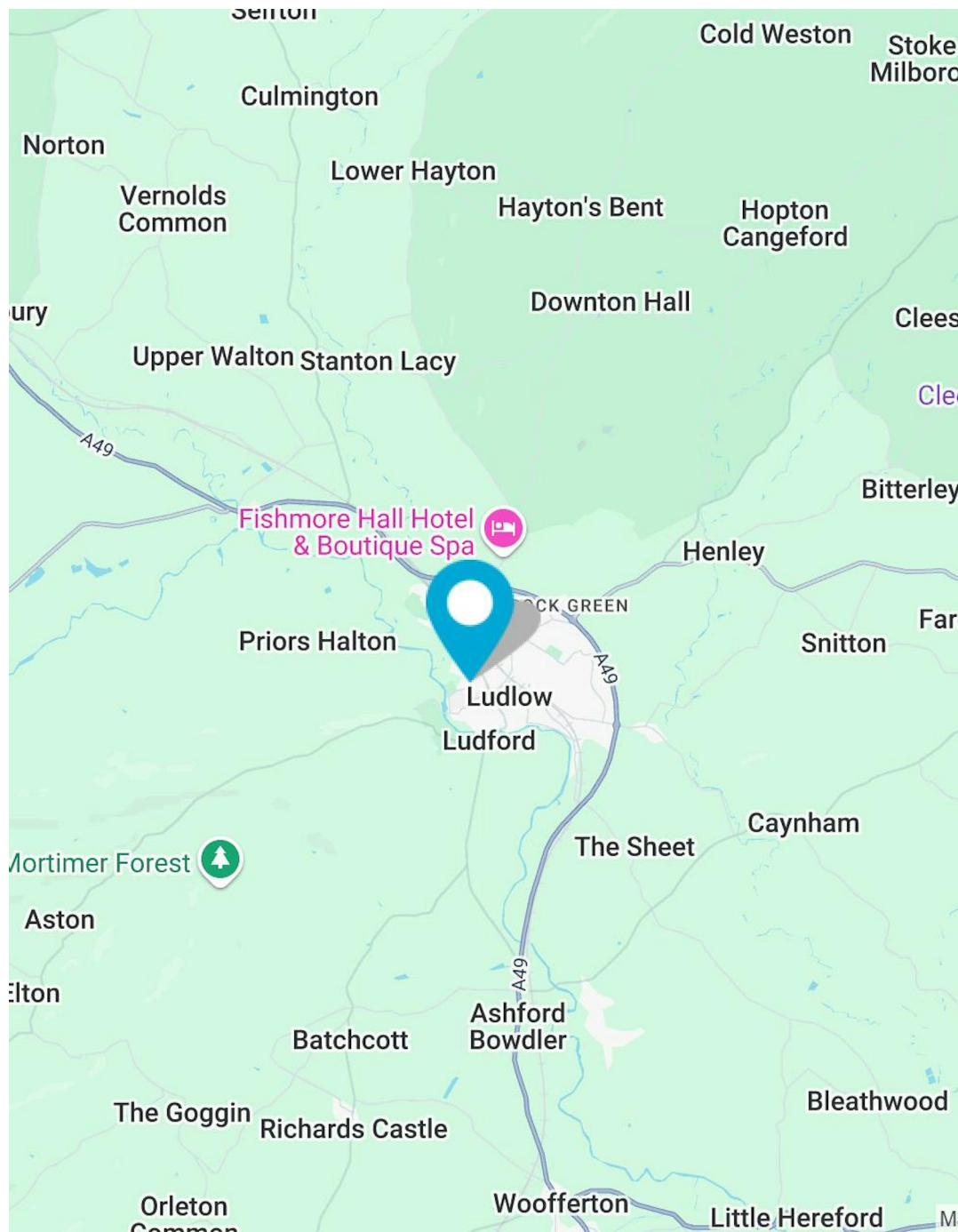
KEY POINTS

- Prominently located in the town centre of the sought after town of Ludlow
- Net Internal Floor Area of 1,100 ft sq (102.19 m sq)
- Forming part of an attractive building.
- Suitable for a variety of commercial uses, subject to statutory consents



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1,100 SQ FT | £10,600 PER ANNUM

01743 450 700



LOCATION

The property is located onto Corve Street in the centre of the sought after town of Ludlow. The property is located in a prime retail location within the town centre with surrounding occupiers including The Compasses, Joules and Strutt and Parker.

Ludlow is an established market town and is the administrative centre serving South Shropshire. The town has all local amenities and benefits from being an established tourist centre.

Ludlow has a population of circa 11,000, and is located approximately 34 miles from Shrewsbury and approximately 24 miles from Hereford.

ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
Unit 4 - Office 1	633	58.81
Unit 4 - Office 2	196	18.21
Unit 4 - Office 3	146	13.56
Unit 4 - Office 4/Store	125	11.61
Total	1,100	102.19

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DESCRIPTION

The property comprises of a second floor office suite and is arranged to provide a Total Net Internal Sales Area of 1,100 ft sq (102.19 m sq) with shared kitchen and toilet facilities. The property includes a basement area that is accessed via a separate entrance. The property benefits from 2 allocated car parking spaces within the car park serving the property as a whole that is accessed from Corve Street and at the rear of the property.

The property forms part of the attractive property that is the former Post Office building and benefits from excellent frontage on to Corve Street.

The property would lend itself to a variety of alternative uses subject to statutory consents. The potential of the property can only be appreciated by undertaking an inspection of the same.





LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

PLANNING

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

The property would lend itself to a variety of potential uses, subject to any statutory consents.

SERVICES

Not tested prospective tenants are to rely on their own enquiries.

We understand that the property is served by the following services:
Mains water, electricity and drainage.

SPECIFICATIONS

Unit 4 - Offering 1,100 sq ft (102.19 sq m) of office space with 2 parking spaces. We are advised the service charge budget is £586.91 p.a. and insurance is £635.82 p.a.

Additional parking may also be available by negotiation.

RENT

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VAT

Not applicable. The property is not understood to be subject to VAT and therefore VAT will not be payable on the rent.

RATES

On Application

LEGAL COSTS

Each party to bear their own costs. Each party is to be responsible for their own legal costs incurred in connection with the transaction.

EPC

E (112)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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