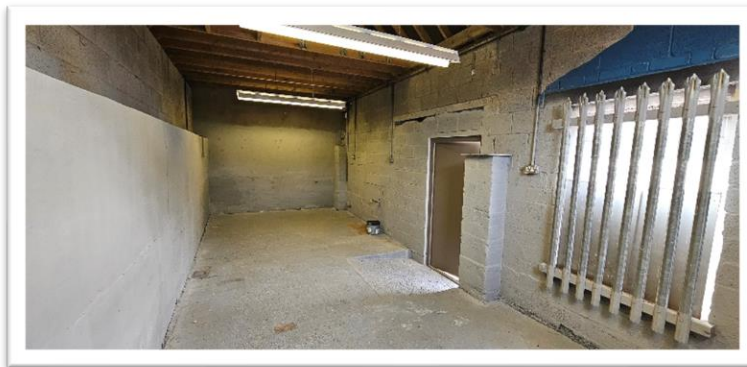


## Unit 18, The Laundry, Seifton, Ludlow. SY8 2DH

Unit 18 forms part of a range commercial units located some 8 miles from Ludlow town centre the Industrial Park having the benefit of a rural location yet relatively good access to main arterial roads including A49. The property offering approximately 320 ft<sup>2</sup> accommodation can be used for a number of possibilities including workshop/storage and has the benefit of parking to the front.



£50 per week + vat

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The property is located to the rear of the secure industrial site known as "The Laundry" offering potential tenants a dry and vermin proof workshop/store with the benefit of an electricity supply, fluorescent strip lighting and power points together with parking for 2 vehicles to the front.

**Floor Area:** 9.09m x 3.27m offering approximately 29.7m<sup>2</sup> or 320ft<sup>2</sup> of internal accommodation.

### LEASE DETAILS

**Rent:** £216 + VAT per calendar month

**Term:** By negotiation. To exclude the security of tenure provisions as contained within 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:** Full Repairing and Insuring Lease.

**Costs:** Tenant 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:** Not assessed.

If the unit were to be eligible for small business rate relief <https://www.shropshire.gov.uk/business-rates/rates-relief-and-exemptions/small-business-rate-relief/>

**Services:** Mains electricity. Communal WC facilities located approximately 10m from the unit.

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

**Location:**

<https://www.google.co.uk/maps/place/52%C2%B026'41.4%22N+2%C2%B045'26.7%22W/@52.4448259,-2.758101,304m/data=!3m2!1e3!4b!4m!3!1m8!3m7!1s0x48706cef116c730d:0x67c5489e1181ee0!2sThe+Laundry,+Seifton,+Ludlow+SY8+2DH!3b!18m2!3d52.4447165!4d-2.7576456!16s%2Fg%2F!1vtqvjpr!3m3!8m2!3d52.444825!4d-2.757414?entry=ttu>

[+Ludlow+SY8+2DH!3b!18m2!3d52.4447165!4d-2.7576456!16s%2Fg%2F!1vtqvjpr!3m3!8m2!3d52.444825!4d-2.757414?entry=ttu](https://www.google.co.uk/maps/place/52%C2%B026'41.4%22N+2%C2%B045'26.7%22W/@52.4448259,-2.758101,304m/data=!3m2!1e3!4b!4m!3!1m8!3m7!1s0x48706cef116c730d:0x67c5489e1181ee0!2sThe+Laundry,+Seifton,+Ludlow+SY8+2DH!3b!18m2!3d52.4447165!4d-2.7576456!16s%2Fg%2F!1vtqvjpr!3m3!8m2!3d52.444825!4d-2.757414?entry=ttu)

**Viewing:** By appointment through Letting Agents – McCartneys LLP – 01588 672385

**Details Last Updated:** Tuesday, 23 April 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.



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**REGISTERED NO:** OC310186

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