

1 Tower Street, Ludlow, Shropshire, SY8 1RL



INVESTMENT FOR SALE

£155,000 (Exclusive) showing a Net Initial Yield of 9.52 % (after allowing for normal purchasers' costs)

1 Tower Street, Ludlow, Shropshire, SY8 1RL

The subject property comprises of a lock up shop, arranged across the ground floor and basement. The shop unit forms part of a three-story end of terrace property which is of traditional construction and benefits from a return glazed frontage onto Bullring and Tower Street.

The ground floor provides a Total Ground floor Sales Area of approximately 518 sq ft (48.12 m sq) and a lower ground floor area with a Total Floor Area of approximately 343 sq ft (31.86 m sq).

The property is held under the ownership of Leasehold Title Number SL132749. The sale of the property offers the opportunity to acquire an income producing commercial investment in the sought after town of Ludlow.



Viewing is strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

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01743 450 700

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Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation



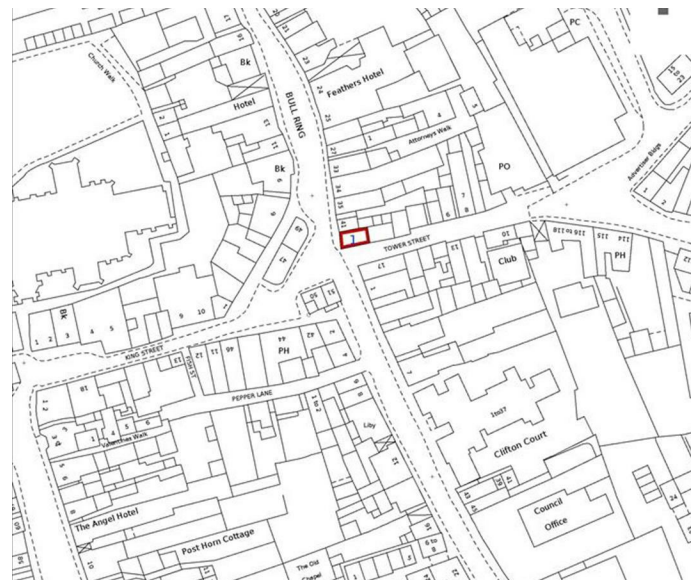
Halls Commercial Property

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IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



- Prominently located shop premises in the town centre of Ludlow
- Fully glazed shop frontage
- Stepped annual rent increasing each year
- Of interest to property investors
- Existing business unaffected

Description

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Location

The property is prominently located at the junction of The Bullring and Tower Street in the centre of the sought after town of Ludlow. The property is located in the established prime retail location within the town centre with surrounding occupiers including Specsavers, Penny Plain, Joules and Boots.

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.

Tenure

The property is offered for sale on a long leasehold basis held under the Title Number SL132749, for 999 years from the 21.12.1999.

The property is for sale, subject to the following occupational tenancy:

Lease Dated 8th October 2025 on Tenants Internal Repairing and Insuring including the maintenance of the shop front, for a term of 4 years. The rent is stepped as follows:

- Year 1: £4,800 (Four Thousand Eight Hundred Pounds)
- Year 2: £7,200 (Seven Thousand Two Hundred Pounds)
- Year 3: £12,000 (Twelve Thousand Pounds)
- Year 4: £15,000 (Fifteen Thousand Pounds)

Agent Note: The rent is set at £15,000 from day one, with the owner personally topping up the difference to ensure this full amount is achieved from the start.

Legal Costs

Each party to bear their own costs

Price

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VAT

The property may be acquired as a TOGC (Transfer of a going concern) further details available from the selling agents upon request.

Rates

We have made online enquiries to the local authority and were advised as follows:

- Rateable Value: £20,500
- Rates Payable: £10,229.50 per annum

Services

(not tested at the effective the time of our inspection)
The property is understood to benefit from mains water, drainage, gas and electricity.

Planning

Interested parties should make their own enquiries. The property is understood to benefit from planning for retail use falling within Use Class E of the Town and Country Use Classes Order.

The property is Grade II Listed.

Local Authority

Shropshire Council
The Guildhall
Frankwell Quay,
Shrewsbury
SY3 8HQ