MIXED COMMERCIAL/RESIDENTIAL INVESTMENT

139 Corve Street, Ludlow, SY8 2PG

3 storey town centre Grade II Listed property, currently comprising an attractive ground floor commercial shop unit with sales area of approximately 373 sq ft (34.7 sq m) usage and a spacious 2 bedroom apartment above to include a courtyard garden.

Existing Business Unaffected.

Offers in the Region of:
£350,000 for the Freehold
FOR SALE

Location and Description
The property is located within the historic town centre of Ludlow, and provides an attractive 3 storey Grade II listed mixed commercial/residential property. The town of Ludlow is renowned for its award winning restaurants, culture and festivals and serviced with a good range of shopping, educational and recreational facilities. The property offers an ideal investment opportunity or would also ideally lend itself to potential owner occupation and offers a rare opportunity to acquire a freehold part commercial property in the sought after town of Ludlow.

Accommodation
All Measurements are approximate

Total Ground Floor Sales Area 373 ft sq comprising of:

Room 1 with large window to Corve Street, shelved recess areas, lighting and power fitted. Step up into:

Room 2 with window to side, door to garden, shelved cupboard, access into cellar, light and power fitted. The property is currently fitted out as a hair salon. Staircase to:

First Floor Landing having exposed timbers, double glazed doors into:

Living Room having sash window to Corve Street. The room is full of character with exposed wall timbers and beams, exposed stonework, original feature window and attractive open fireplace.

Kitchen/Diner having window over looking rear courtyard, range of base cupboards, shelving, double drainer deep glazed sink unit, planned space for cooker, fridge, washing machine and ample room for large table and chairs.
FOR SALE

Staircase to: -
**Second Floor Landing** having window to side and exposed timbers.

**Bedroom 1** having high ceiling with exposed timber work and truss beams, sash windows to frontage, feature fireplace with open grate and surround.

**Bedroom 2** having window to rear

**Bathroom** having window to rear, suite in white of wc, pedestal wash hand basin and panelled bath with shower attachment, airing cupboard housing factory insulated hot water cylinder and shelving.

**Guide Price**
Offers in the Region of £350,000 (exclusive). The property is understood not to be elected for Vat.

**Tenure**
The property is offered for sale Freehold with vacant possession.

**Local Authority and Council Tax**
Shropshire Council, Shirehall, Abbey Foregate
Shrewsbury, SY2 6ND
Telephone: 0345 678 9000

**Legal Costs**
Each party is to be responsible for their own legal costs in relation to this transaction.

**Rateable Value**
We have made verbal enquiries to the local authority and have been advised as follows: -

Business Rates: £3,400
Rateable Value (2014/15): £1,601.40

However interested parties should make their own enquiries to the local authority.

**Energy Performance Rating**
EPC to order.

**Services (Not Tested)**
Mains electricity, mains water, mains drainage, telephone to BT regulations.
FOR SALE

Fixtures & Fittings
Only those items described in these sales particulars are included in the sale.

Financial Act 1989
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

Viewing
Strictly by prior appointment through the joint selling agents:
Halls Commercial
Halls Holdings House
Bowmen Way
Battlefield
Shrewsbury SY4 3DR
Contact: James Evans BSc (Hons.) MRICS
Email: james.evans@hallsgb.com
Telephone: 01743 450700

Or

Samuel Wood & Company
Tamberlaine House
The Buttercross
Ludlow
Shropshire
SY8 1AW
Contact: Andrew Cadwallader
Telephone: 01584 875207
Email: Andrew@samuelwood.co.uk

Planning
Interested parties are advised to make their own enquiries to the local authority. The property is understood to be Grade 2 Listed. The ground floor premises is understood to benefit from planning consent use class A1(Retail).

VAT
The property is understood not to be elected for Vat.