



To Let/For Sale: 5 & 6 Broad Street

Ludlow | Shropshire | SY8 1NG

Halls



For Sale/To Let - Characterful Commercial Opportunity in the Heart of Historic Ludlow

This distinctive Grade II listed former restaurant offers a Total Gross Internal Floor Area of Approximately 6,802 sq ft (632 sq m), presenting a substantial and characterful commercial property in one of Shropshire's most desirable market towns.

Centrally located in Ludlow, the property benefits from a prominent and accessible position, surrounded by established retail, hospitality and cultural attractions. With its generous proportions and historic features, the premises offer significant potential for a variety of commercial uses, subject to the necessary consents.

5 & 6 Broad Street

The property provides an iconic Grade 2 listed property that has until recently traded as Wildwoods and prior to that as the renowned De Greys of Ludlow. The property benefits from a double fronted glazed shop front and is arranged to provide accommodation over the three floors and basement area that has most recently been in use as a restaurant and would lend itself to a variety of restaurant and retail uses.

The property provides on the ground floor a Total Gross Internal Floor Area of Approximately 3,101 sq ft (288.06 sq m) arranged as restaurant seating, sales and a commercial kitchen. The upper floors provide further restaurant seating and stores and welfare facilities with a Total Gross Internal Floor Area of approximately 3,389 ft sq (314.82 m sq).

The basement area provides storage with a Total Gross Internal Floor Area of Approximately 312 sq ft (28.98 sq m).

The property is as shown edged in blue on the plan in these particulars.

An inspection of the property is recommended in order to fully appreciate all the characteristics of the property and its potential.




Location

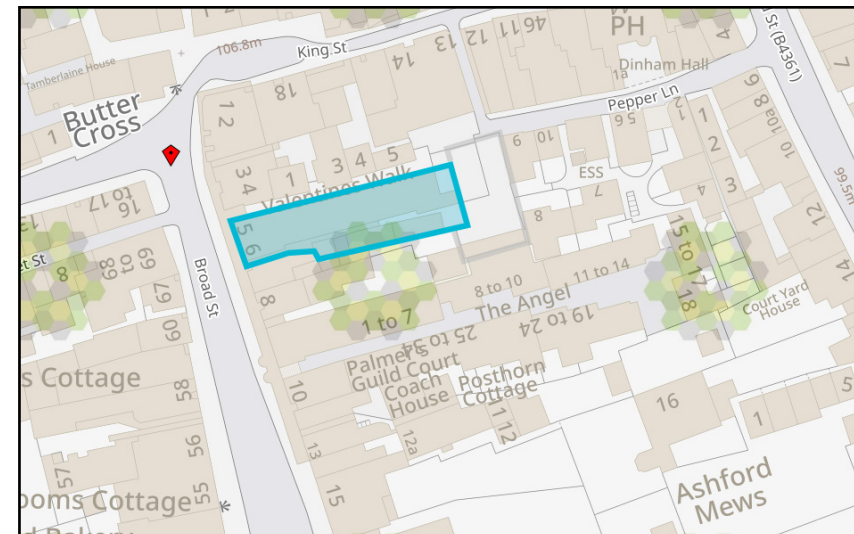
The property occupies a prominent position fronting Broad Street in the heart of Ludlow town centre, one of Shropshire's most sought-after market towns. Located close to the junctions with High Street and Market Street, and near the historic Buttercross, the property benefits from strong visibility and footfall.

Key Location Highlights

- Nearby occupiers include Bodenhams, The Silver Pear and Fat Face, while Broad Street also offers on-street parking (subject to restrictions).
- Ludlow is the administrative centre for South Shropshire with a diverse local economy supporting retail, professional services, hospitality and tourism
- Situated on the A49, Ludlow lies approximately 34 miles from Shrewsbury and 24 miles from Hereford, with regular bus services and a railway station on the Welsh Marches Line within walking distance of the town centre.
- The town is renowned for its historic character, food culture and attractions including Ludlow Castle and the Buttercross, attracting visitors year-round.
- Ludlow has a population of circa 11,000 and offers a full range of amenities, independent retailers, cafés, restaurants and leisure facilities.

Ludlow offers a strong commercial location underpinned by a robust local economy, significant tourist appeal and an affluent catchment. The property's prime Broad Street position close to key retail pitches and historic landmarks provides an excellent opportunity for occupiers seeking town-centre presence.

 [what3words ///covenants.tutored.cookbooks](https://www.what3words.com/covenants.tutored.cookbooks)



Accommodation

GROUND FLOOR:

TOTAL GROSS INTERNAL FLOOR AREA - 3,101 ft sq | 288.06 m sq

FIRST FLOOR:

TOTAL GROSS INTERNAL FLOOR AREA - 2,352 ft sq | 220.85 m sq

SECOND FLOOR:

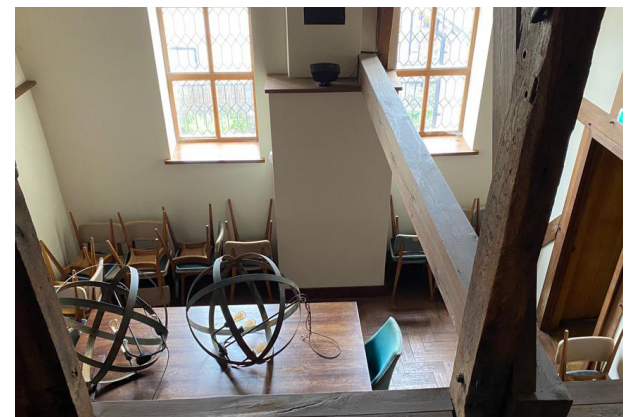
TOTAL GROSS INTERNAL FLOOR AREA - 1,037 ft sq | 96.29 m sq

BASEMENT:

TOTAL GROSS INTERNAL FLOOR AREA - 312 ft sq | 28.98 m sq

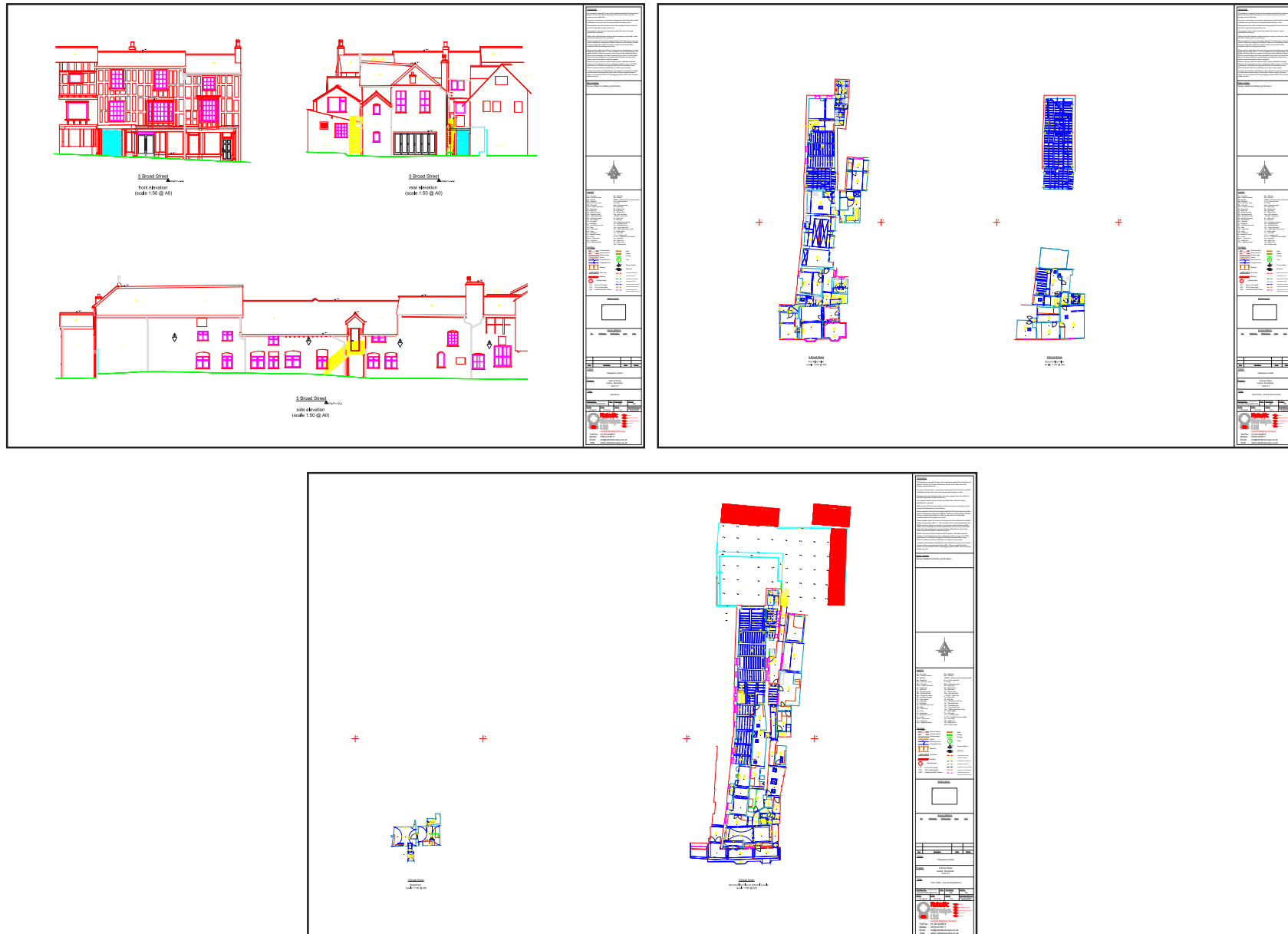
TOTAL GROSS INTERNAL FLOOR AREA - 6,802 ft sq | 634.18 m sq

ALL MEASUREMENTS ARE APPROXIMATE





Floor Plan & Elevations



Key Details

Rateable Value

Current Rateable Value =£37,500

Rent

£65,000 (Sixty Five Thousand Pounds) per annum (exclusive) to be paid quarterly in advance.

Sale

Offers in the region of **£650,000** (Six Hundred and Fifty Thousand Pounds).

VAT

It is understood that the property is not elected for VAT.

EPC

Current Rating - B

Legal Costs

Each party is to be responsible for their own costs in respect of the transaction.

Local Authority

Shropshire Council, Guildhall
Frankwell Quay, Shrewsbury
SY3 8FT



0345 678 9000



<https://next.shropshire.gov.uk/>

Tenure

The property is to let by way of a new lease on Tenants Full Repairing and Insuring basis for a length of term by negotiation. Alternatively the property is for sale Freehold with vacant possession.

Services

(Not tested at the time of our inspection) All mains services are understood to be connected to the property. The property is understood to benefit from a gas fired central heating system.

Planning

Prospective tenants should make their own enquiries. The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order. The property is understood to be Grade 2 listed.

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 over 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. 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 over 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.



Halls

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

James Evans



07792 222 028



james.evans@halls.gb.com

Simon Cullup-Smith



07999 595 885



simon.cullupsmith@halls.gb.com

Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

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