



**To Let: Bromfield Road**  
Ludlow | Shropshire | SY8 2BW





**TO LET - Commercial Unit and Land at Felton Farm, Bromfield Road, Ludlow, Shropshire, SY8 2BW**

The land benefits from a versatile detached unit with a Total Gross Internal Area of approximately 8,262 sq ft (767.57 m sq) and a Total Site Area of approximately 2.47 acres (0.99 hectares) which is hardcore. It provides a robust and versatile area for various storage needs.

The property provides the rare opportunity to let a rare opportunity in South Shropshire and lend itself to a variety of commercial uses, subject to any statutory consent's.

## Unit and Land at Felton Farm

The land benefits from a versatile detached building with a Total Gross Internal Area of approximately 8,262 sq ft (767.57 m sq) sitting on a Total Site Area of approximately 2.47 acres (0.99 hectares) with a hardcore surface, providing a robust and versatile site area suitable for various storage/commercial needs.

The yard is laid predominantly with hard-core with an area of concrete surface. The building is constructed of steel framework, rendered blockwork and Yorkshire boarding under a pitched roof.

The property is accessed directly off the A49 on Bromfield Road.



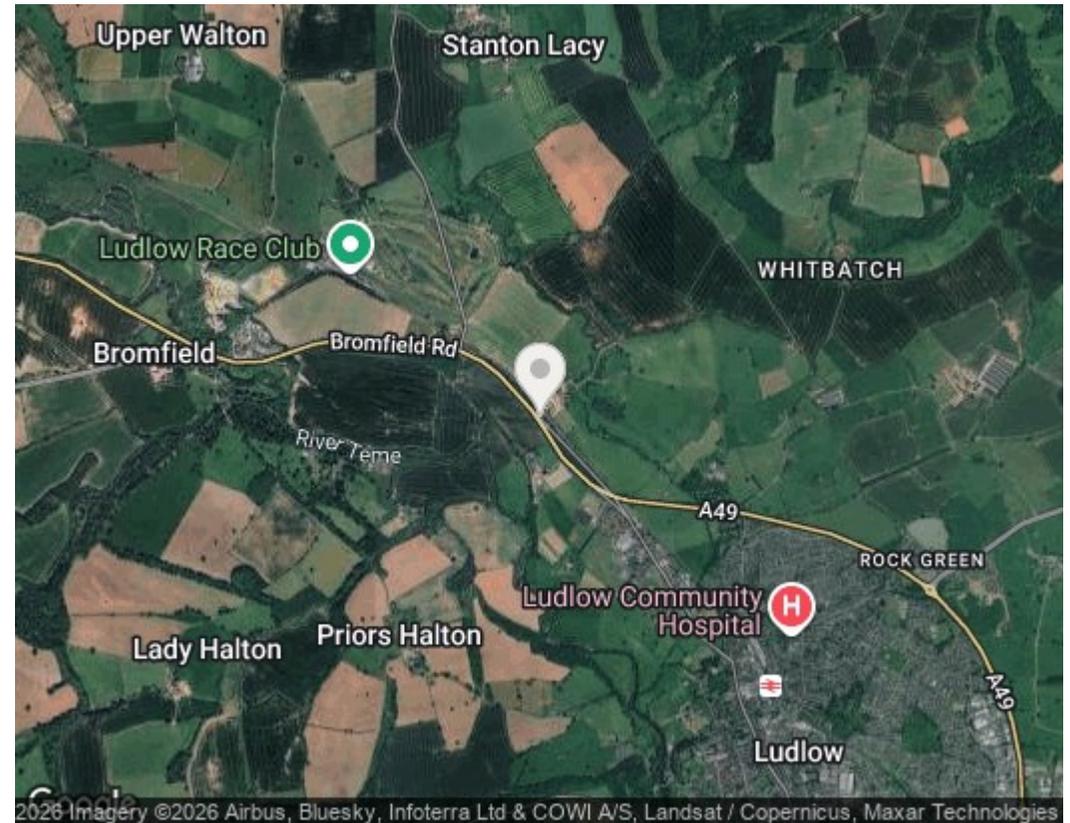
# Location

The property is situated just off the A49 and is located on the outskirts of the town of Ludlow.

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.

Access to the site is facilitated by a bridge with a gross weight restriction of 7 tons, although alternative access could be negotiated.



# Accommodation

(All measurements are approximate)

The property comprises of the following areas;

Unit

Total Gross Internal Floor Area - 8,262 ft sq (767.57 m sq)

Site

Total Site area of Approximately 2.47 acres (0.99 hectares)







# Key Details

## EPC

Exempt

## VAT

It is understood that the property is not elected for VAT and therefore VAT will not be levied on the rent.

## Services

(Not tested at the time of our inspection)

We understand that mains water, electricity and drainage are available for connection to the property, subject to the normal connection charges.

## Planning

The property is understood to benefit from planning consent for its existing use that fall within Class B of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of alternative uses (subject to the necessary consents). Prospective tenants should rely on their own enquiries.

## Rateable Value

TBC

## Tenure

The property is offered to let on a new lease for a length of term by negotiation. There will be rent reviews at three yearly intervals. The lease will be granted on Tenants Full Repairing and Insuring Basis.

## Legal Costs

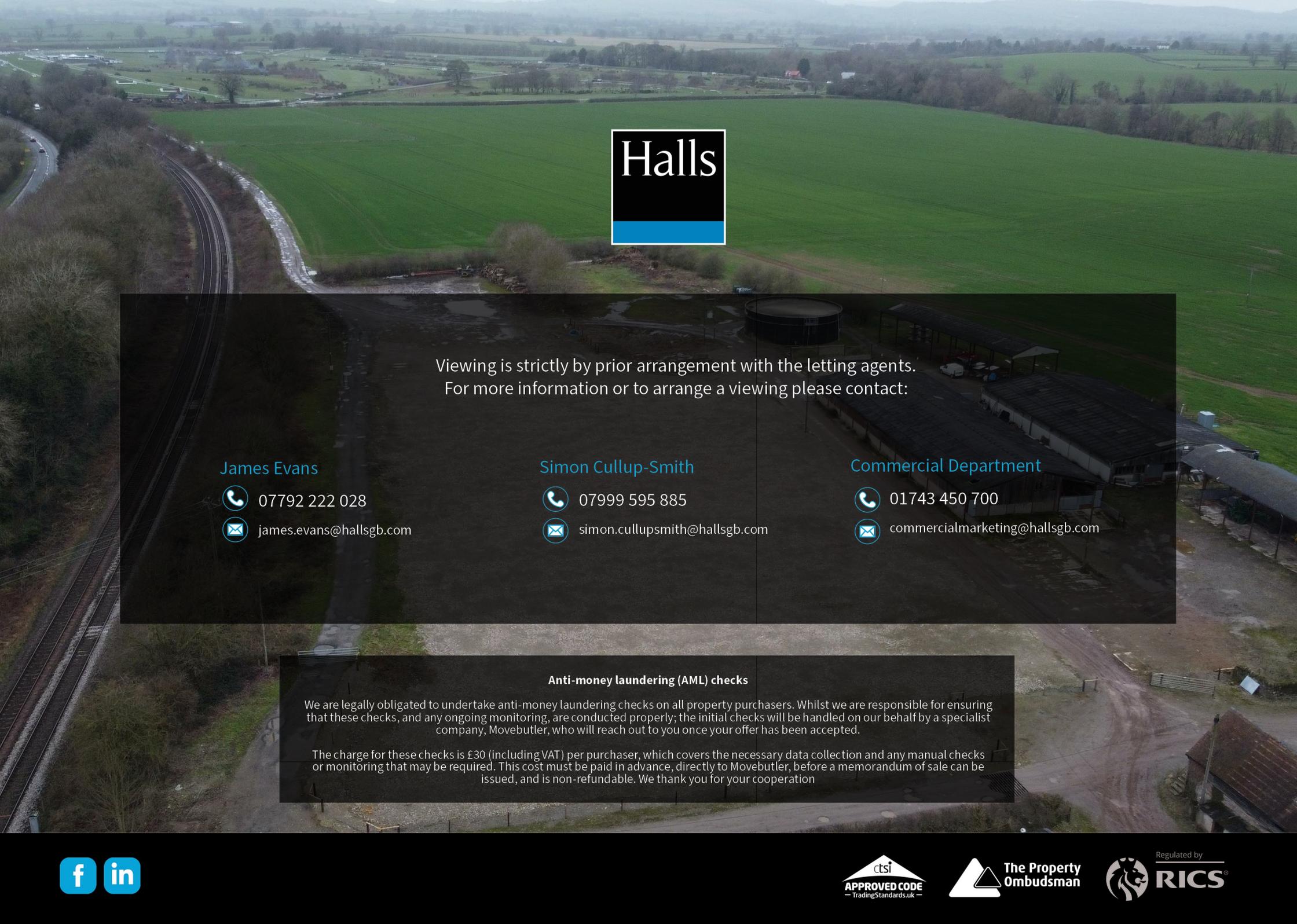
Each party is to bear their own costs in respect of the granting of the lease.

## Local Authority

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

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# Halls

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

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 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

