

5 HIGH STREET, LUDLOW, SHROPSHIRE SY8 1BS

Sunderlands
Residential Rural Commercial

5 HIGH STREET, LUDLOW, SHROPSHIRE

An excellent opportunity to acquire an office/ residential freehold property located in a prime position in the town centre of Ludlow just off Market Square, with excellent access and visibility.
The property is arranged over four floors. There is also prior notification approval to convert the first and second floors into a residential flat.

- Ground floor showroom with stairs leading down to a converted basement.
- First and second floors are self-contained offices connected by internal stairs, together with their own private access from the rear with stairs if required. They also have prior approval to be converted to a residential flat.
- The property is offered For Sale by private treaty with vacant possession.

For Sale by Private Treaty

Offers in the region of £250,000.

Gareth Wall

01584 547543 / 01432 356161 (Option 3) or 07974 143336

g.wall@sunderlands.co.uk

Sunderlands





THE PROPERTY

The property occupies a prime location in the Centre of Ludlow, situated just off the market square, with excellent access and visibility. This attractive well-maintained building is arranged over four internal floors proving the following accommodation, street level show room/office, basement, first floor and second floor offices all internally connected but also self contained if required.

The property has a ground floor showroom/office, with stairs leading down to the converted basement which has a kitchenette, cloakroom and office/storeroom.
The two upper floors are self-contained with private access from the rear, with stairs leading up to the first-floor office space with kitchenette and a further staircase rises to the second floor office with cloakroom.

The first and second floor offices also have prior notification approval for change of use to as a residential flat.

Situated in the Centre of Ludlow with a wealth of independent shops, a variety of cafes and pubs, frequent open-air markets, national supermarkets and recreational facilities. Transport facilities are good with road links to larger towns and regular bus and train routes. Hereford City is located approximately 24 miles and the County town of Shrewsbury approximately 30 miles away.

RATEABLE VALUE

Rateable Value by Shropshire Council as from April 2026 are £11,000

TENANCY

None.

SERVICES

We are informed that the building is connected to mains water, electricity and drainage.

Note: The selling agent wishes to remind prospective purchasers that the services, service installations, heating and electrical appliances have NOT been tested.

PLANNING

The property has prior notification approval to convert the first and second floor offices to a residential flat (26/00618/PACMF). Further details can be obtained from the selling agents.

TENURE

We are informed that the property is of freehold basis, with vacant possession.

AUTHORITIES

Shropshire Council: 0345 678 9000

PLANS AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendor's agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property.

Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

DIRECTIONS

Situated on the High Street, Ludlow, on the right as you approach Market Square in Ludlow.

WHAT3WORDS

///stiff.horses.recitals

ANTI MONEY LAUNDERING

The successful purchaser must provide a photographic form of ID such as driver's licence or passport, and a utility bill or bank statement confirming their home address.

METHOD OF SALE

The property is offered For Sale by private treaty on a freehold basis with vacant possession.

HEALTH AND SAFETY

The agents advise all prospective purchasers when viewing the property to take due care.

VIEWING

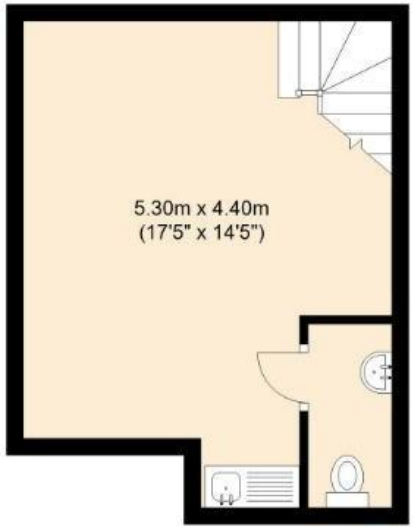
Strictly by appointment through the selling agents

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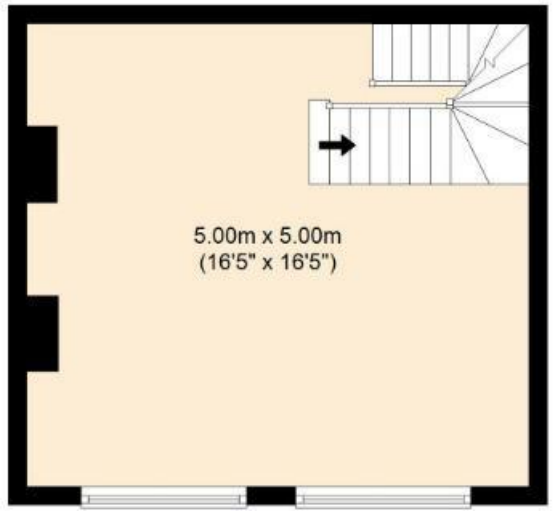
EPC & FLOOR PLAN



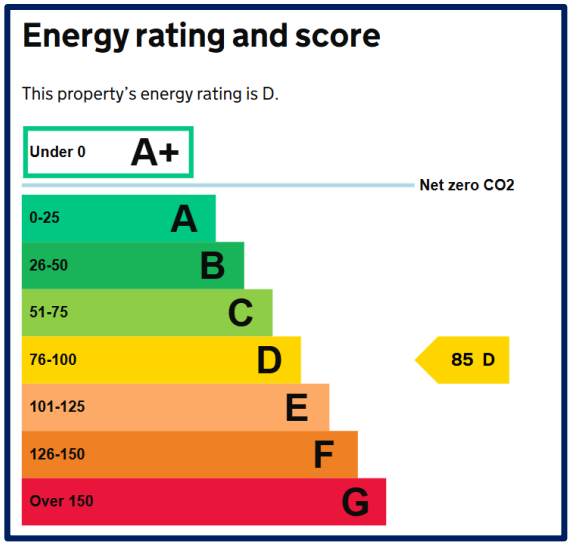
Mezzanine
Approx 3.3 sq.metres
(35.0 sq.feet)

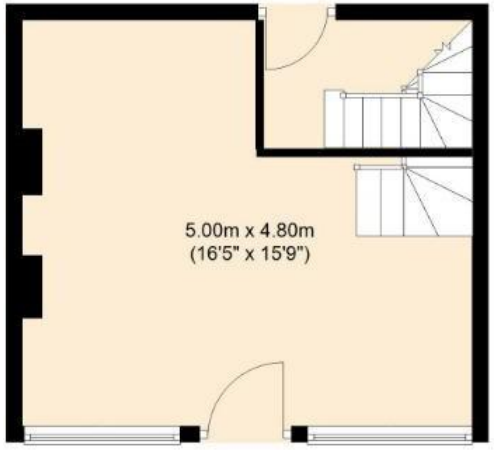


Basement
Approx 23.5
sq.metres
(252.8 sq.feet)

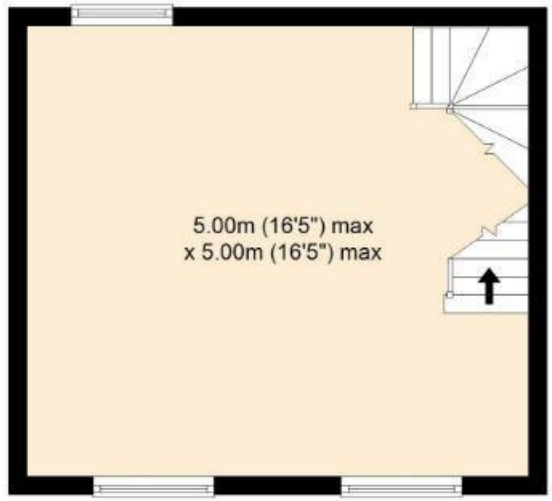


First Floor
Approx 25.0
sq.metres
(269.1 sq.feet)

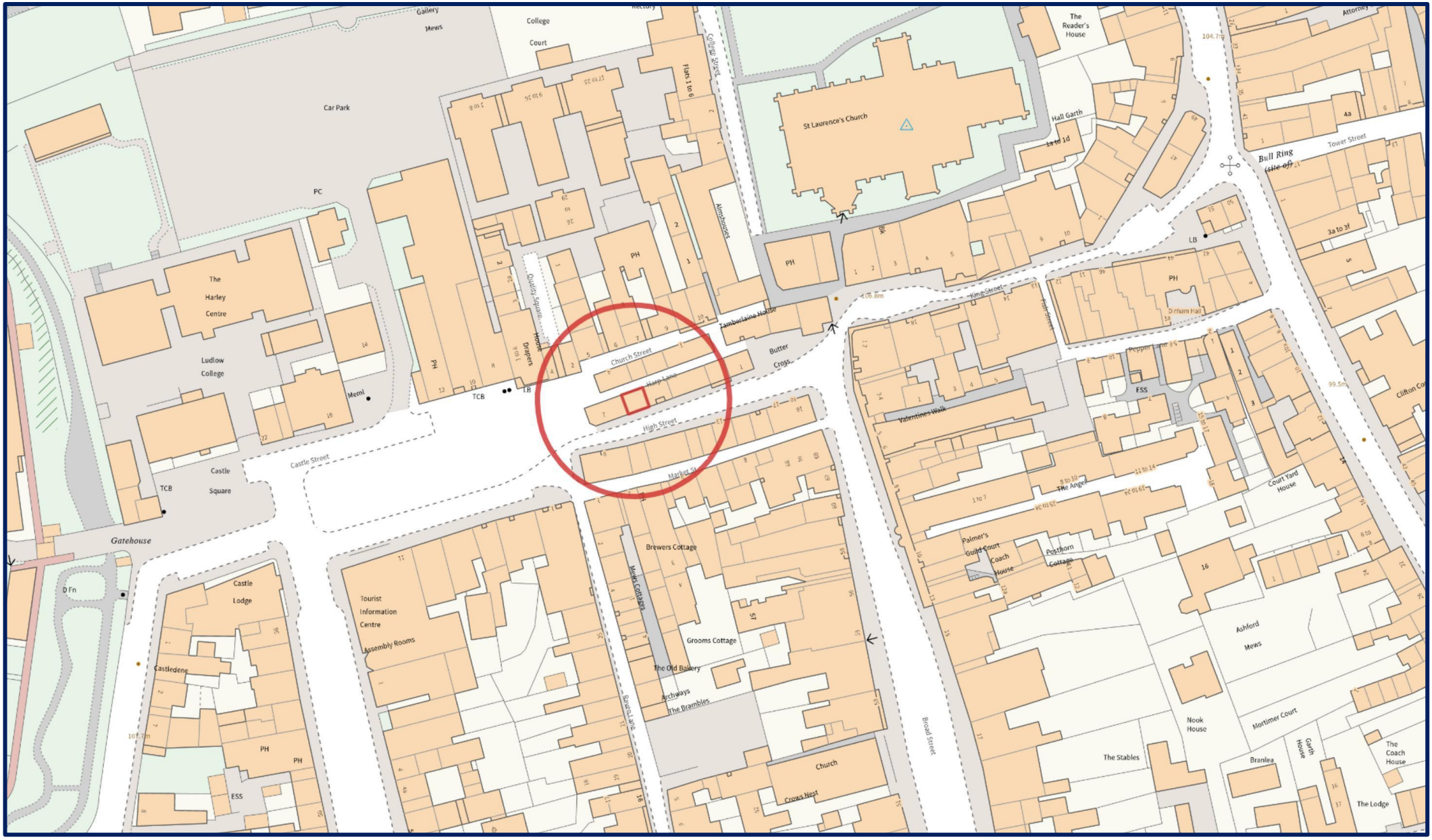




Ground Floor
Approx 24.0
sq.metres
(258.3 sq.feet)



Second Floor
Approx 10.8
sq.metres
(115.9 sq.feet)

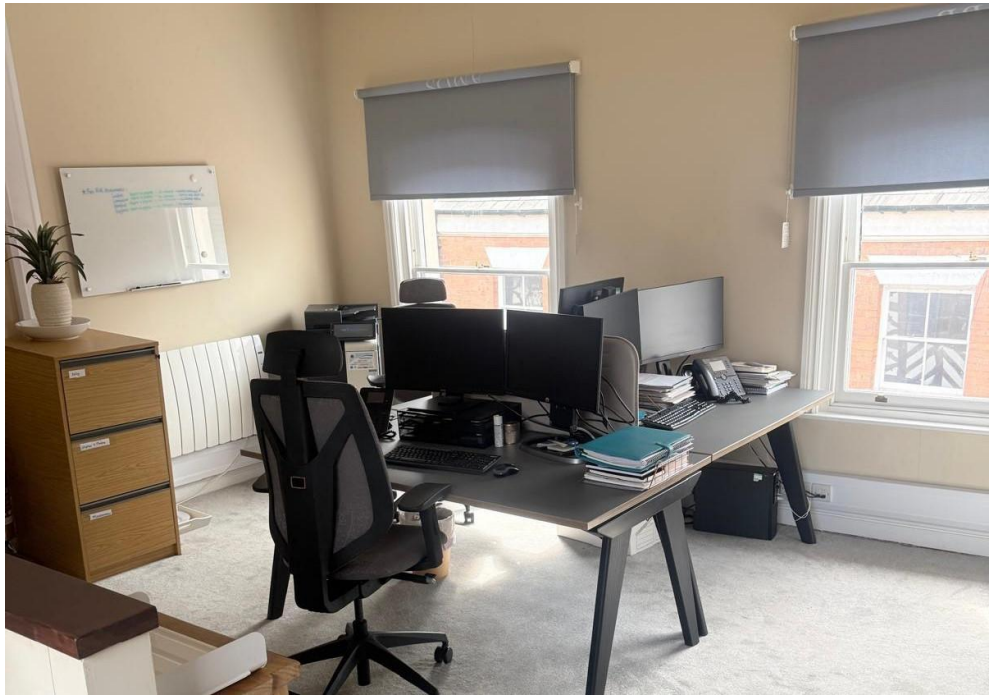


(For information purposes only not to scale)









IMPORTANT NOTICE

Sunderlands, for themselves and for the Owner of this property and any joint agents give notice that;

1. 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 should not be relied on as statement or representation of fact or that the property or its services are in good condition.
2. Sunderlands 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/her own enquiries in this regard.
3. Neither Sunderlands nor any of their employees have authority to make or give any representation or warranty whatsoever in relation to the property
4. 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.
5. 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 consents have been obtained. An intending purchaser must verify these matters. Potential purchaser(s) should not rely upon the use stated in these particulars and should check their proposed use with the relevant planning authority to ensure it is permitted.

The Vendor's solicitors will confirm all access and legal issues regarding the property.

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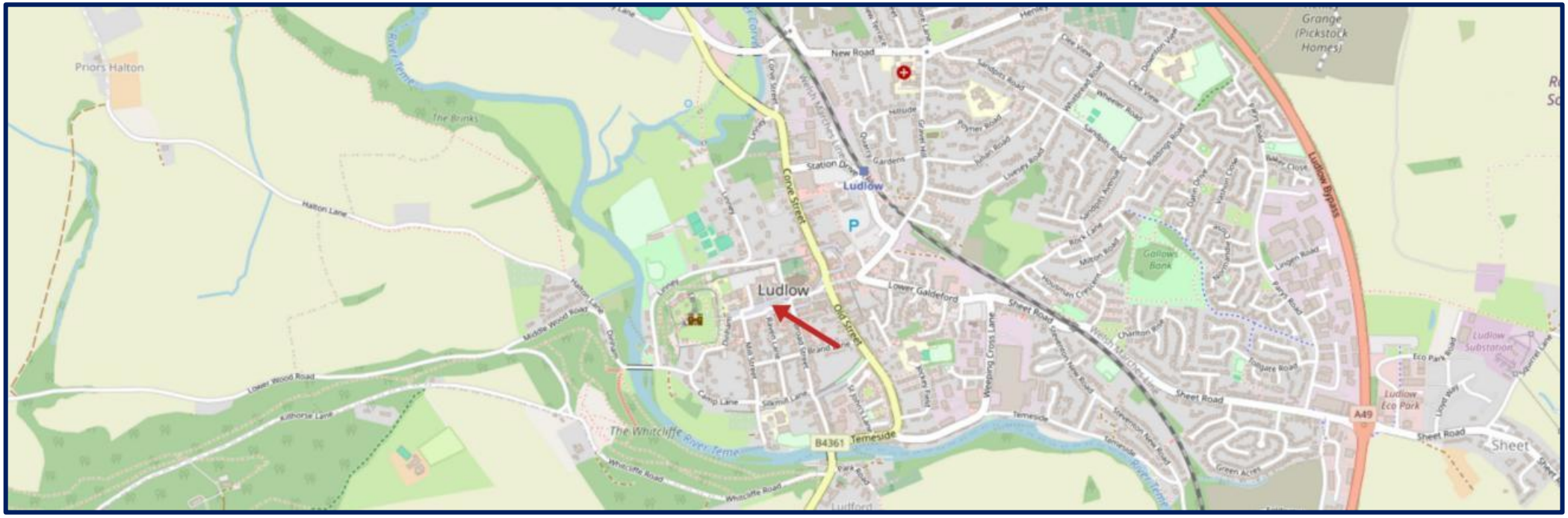
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Sunderlands Rural




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