



**135 CORVE STREET  
LUDLOW, SHROPSHIRE, SY8 2PG  
RENT: £11,500 PER ANNUM**

**An exceptional double fronted shop premises offering approx 640sq ft retail accommodation over two floors. Refurbished to incorporate high quality fitments including feature boarded floor, decorative oak staircase, exposed beams, spotlighting and quarry tiled floor to lower ground floor with underfloor heating. Located in a prominent position in Corve Street with roadside parking opposite and close to established quality independent traders and to Tesco, Co-op and Aldi supermarkets.**

## 135 CORVE STREET, LUDLOW, SHROPSHIRE, SY8 2PG



This Georgian property in the popular market town of Ludlow has been refurbished to a high standard to offer quality retail premises with approx 640sq ft shop floor area over two floors.

With prominent double window frontage the property is located close to a variety of specialist individual traders, the renowned Michelin starred La Bécasse Restaurant and a short walk from Tesco, Co-op/Somerfield and Aldi Supermarkets.

A central access door leads off Corve Street to:

**Ground Floor Retail Area** 7.27m x 4.22m (23'10" x 13'10") Tastefully decorated in neutral colours with double display window frontage with spotlighting, exposed boarded floor, abundance of ceiling spotlights, panel radiators and wide decorative oak staircase to:

**Lower Ground Floor** 5.55m x 5.05m (18'3" x 16'7") Extremely well presented with exposed original timbers, inset ceiling spotlighting, quarry tiled floor with underfloor heating, useful understairs storage cupboard and door off to

**Kitchen Area** Fitted with cupboard with drawers, stainless steel sink unit, power point and tiled floor. Through to

**Cloakroom** With low level wc, pedestal wash basin and tiled floor.

**Services** Mains electricity, gas, water and drainage. Gas heating by panel radiator to ground floor and underfloor heating to lower ground floor.



**Rent:** £11,500 per annum to be paid quarterly in advance.

**Term:** Three years or above. To exclude the security of tenure provisions of the 1954 Landlord & Tenant Act.

**Insurance:** Tenant to be responsible for reimbursement to the landlord of a percentage of the annual insurance premium.

**Deposit:** One quarter's rent

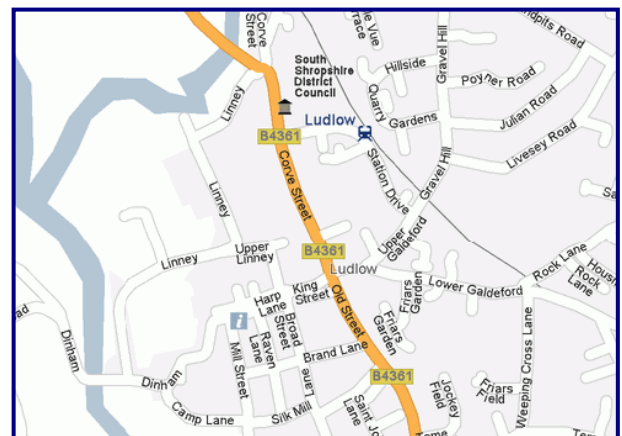
**Repairs:** Internal repairing & insuring lease.

**Costs:** Tenant responsible for landlord's legal costs.

**Rateable Value & Rates Payable** To be confirmed.

**Viewings** John Amos & Co 01568 610310.

**Credit References** Suitable credit references will be required, details of charges available on request.



Ordnance Survey © Crown copyright 2007 All rights reserved. Licence number LIG0718

**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Prospective tenants should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a tenant(s), prospective tenant(s) must rely on their own enquiries. Details Prepared October 2009.