



INVESTMENT OPPORTUNITY

12 Tower Street, Ludlow, SY8 1RL

FREEHOLD INVESTMENT for sale (Business unaffected)

Summary

Tenure	For Sale
Available Size	2,002 sq ft / 185.99 sq m
Price	Offers in the region of £450,000
Service Charge	N/A
Rateable Value	£11,000
EPC Rating	E

Key Points

- Central location
- Significant footfall
- Period property
- Recently re-roofed and refurbished
- Pedestrianised area
- Producing £29,940 per annum
- Ground, first & second floors plus cellar
- INVESTMENT for sale

Description

12 Tower Street, Ludlow comprises a four-storey period building offering ground floor retail, large cellar, and first and second floors, each having a very spacious, light and airy one-bedroomed flat. Both flats are in good order throughout.

In total, this investment property produces £29,940 per annum with potential for further rental growth. The second floor flat has recently undergone a full refurbishment including the installation of a new Combi boiler, with both flats offering spacious and light accommodation with period detailing. The second floor flat has been recently re-let on a new AST tenancy.

The roof to the property has been totally renewed within the last 12 months with all new lead work to valley gutters; and all windows and cills to the side elevation having been either repaired or replaced. New sash windows have also been fitted and additional insulation installed. The property therefore requires little or no maintenance in the short- to medium-term and represents an attractive proposition to any investor.

The freehold of this well-maintained and recently re-roofed and refurbished property is available and offers potential purchasers a unique opportunity to acquire this investment.

Location

12 Tower Street is located in Ludlow, a historic market town in Shropshire, England. Tower Street rises westward from Ludlow's town centre towards Whitcliffe Common, offering scenic views of the surrounding countryside.

The area is characterised by traditional architecture and proximity to notable landmarks such as Ludlow Castle and St. Laurence's Church.

Terms

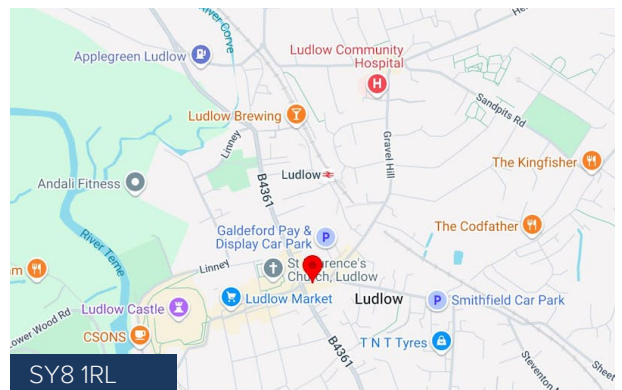
Full details of the tenancies are available upon request.

Tenure

The property is being sold freehold, and the current tenant of the ground floor shop has expressed an interest in signing a new 10-year lease for this space (further details of which are available on request).

Viewings

Strictly by prior appointment with Shepherd Commercial.



Viewing & Further Information

Ross Bendall

07712 736695

ross@shepcom.com

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