

**COOPER  
GREEN  
POOKS**

To Let



10 Broad Street  
Ludlow, SY8 1NG

£10,750 pa (exclusive)

## Summary

- Town centre retail unit available to let on a new lease.
- Approximately 497 sq ft. (46.25 m<sup>2</sup>)
- Located on Broad Street, one of the main vehicular routes through the town centre.
- Public transport nearby.
- Short stay on street parking opposite and surface level long stay carpark within walking distance.
- Forming part of an imposing Grade II listed building.
- Nearby independent retailers include fashion outlets, florists, stationers and Nation traders nearby include Fat Face, Sahara, T G Jones, Holland & Barrett and Lloyds Bank amongst others.



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For further information, contact:  
Cooper Green Pooks  
3 Barker Street, Shrewsbury, SY1 1QF  
01743 276 666 - Option 3

Charles Howell  
07802 351214  
cth@cgpooks.co.uk

James Satoor  
07494 328 693  
james.satoor@cgpooks.co.uk

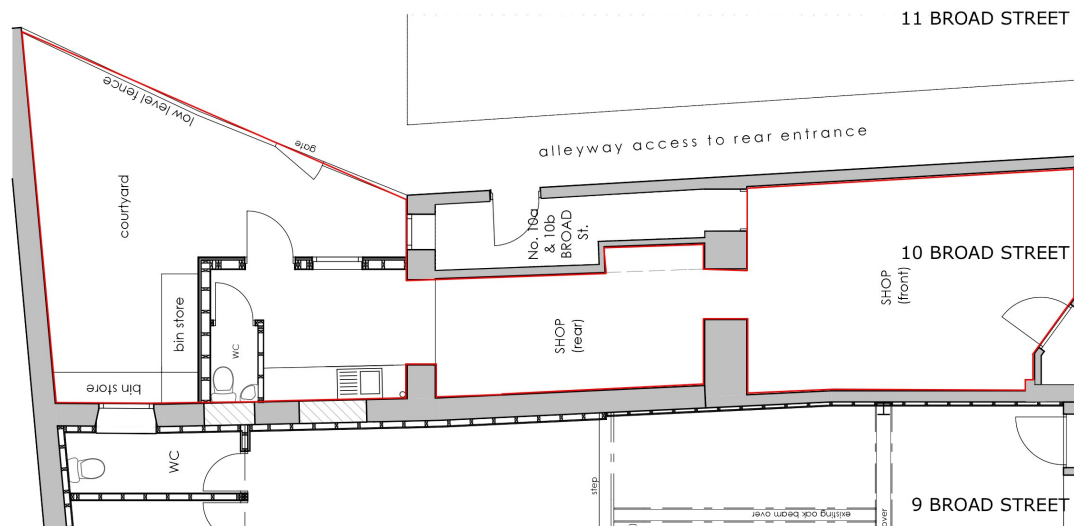


## Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a net internal floor area basis).

Floor		Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Frontage	15.74 ft	4.8 m
Ground Floor	Shop Width	15.42 ft	4.7 m
Ground Floor	Shop Depth	35 ft	10.67 m
Ground Floor	Build Depth	65.51 ft	19.97 m
<b>Ground Floor</b>	<b>Retail Area</b>	<b>425</b>	<b>39.53</b>
Ground Floor	Rear Storage Room Kitchenette	72	6.72
Ground Floor	WC		
Ground Floor	Rear Courtyard		
<b>Total</b>		<b>497 sq ft</b>	<b>46.25 m<sup>2</sup></b>



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## Deposit

A rental deposit may be required at lease completion.

## Services (not checked or tested):

It is understood that all mains services are available. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Planning:

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries with the Local Planning Authority. The premises are also situated within the Ludlow Town Centre Conservation Area.

## VAT:

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

## References

The Landlord reserves the right to seek satisfactory Tenant and financial references.

## Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

## Costs:

Each party is to pay their own costs incurred in this transaction.

## Fixtures and Fittings:

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these particulars are excluded from the letting.

(Photographs in these particulars show the unit before the current occupiers installed their fixtures and stock etc.)

Rateable Value: 1st April 2026

£9,700

The unit might be eligible for Small Business Rates Relief. Applicants advised to make their own enquiries with Shropshire Council.

Energy Performance Rating:

Exempt - listed building

## Local Authority:

Shropshire Council

03456 789 000

The Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ



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