



**FOR SALE**



**Non-food retail premises with excellent parking, yardage and loading situated in a highly visible roadside location**

Former J Mart Premises, Ludlow Road, Craven Arms, Shropshire SY7 9QL

OFFERS BASED ON:

**£195,000**

## KEY FEATURES

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8,443 sq ft ( 784.35 sq m) detached retail premises set on 0.3 acres

Ample car parking and loading facilities

Open-plan retail areas

Potential for alternative uses

Prominent roadside location

Freehold

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Offers based on £195,000



## LOCATION

The subject property is situated on the western side of the A49 trunk road/Ludlow Road close to the centre of Craven Arms. To the immediate south of the subject property is a veterinary practice and residential premises whilst to the western side is the Cardiff/Manchester railway line and to the northern side is the Craven Arms Bowling Club premises. On the opposite side of the road are residential dwellings.

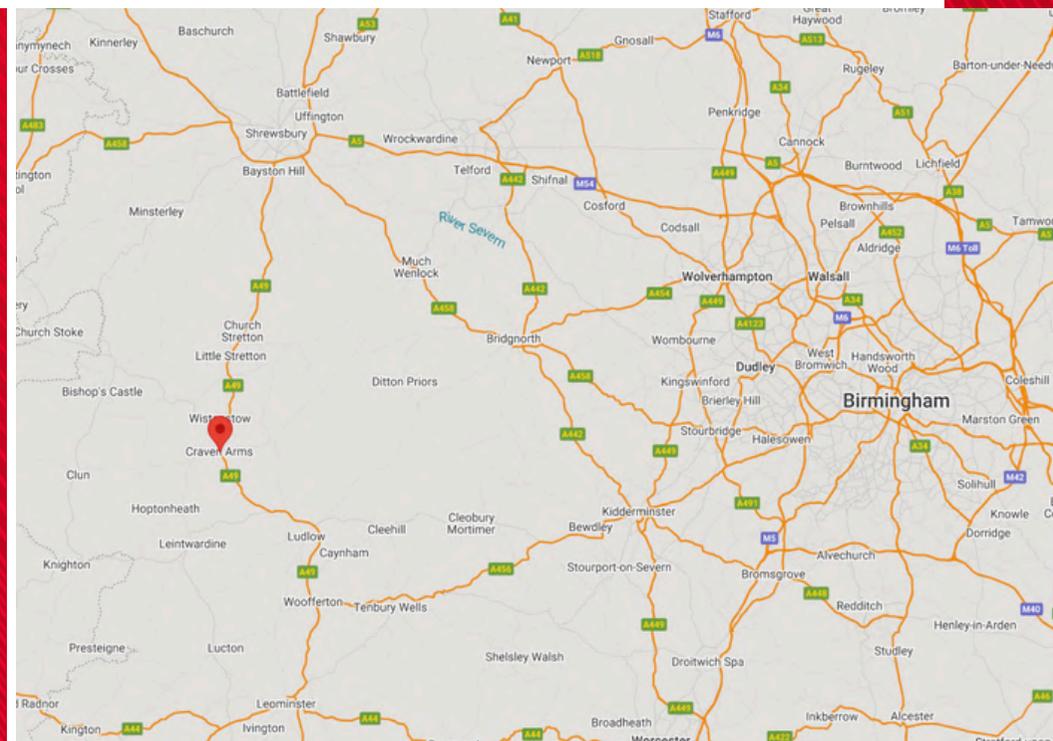
The subject property is situated just south of the roundabout junction with Dale Street, Clun Road and the Shrewsbury Road with Tuffins Supermarket & Garden Centre situated just beyond together with a Subway and other shops and facilities which are situated in Corvedale Road. Shrewsbury is approximately 20 miles to the north and Hereford just over 30 miles to the south (with Leominster and Ludlow in between). There is also a mainline station in Craven Arms.

## DESCRIPTION

The subject property comprises a substantial detached building most recently used for non-food retail use and which is situated on a roughly level, rectangular site which extends to approximately 1,200 sq m (approaching 0.3 acres).

To the front is a traditionally constructed single-storey building whilst to the rear there is a ground floor car-parking area underneath a further rear retail area constructed at mezzanine level. There is a large open-plan retail area to the front of the premises off which are a number of storage rooms and WC facilities whilst in the midsection of the property is the main entrance and stairs leading up to a further, large open-plan retail area at the rear of the site (which extends over the car-park). The premises are finished to a functional standard and benefit from strip-lighting throughout and have display windows.

There is parking for several vehicles to the front of the premises, close to the roadside, whilst in the rear covered car-park area there is parking for approximately 14 further vehicles. The site itself is enclosed by fencing and double gates to the roadside boundary.



## ACCOMMODATION

The property has the following areas measured on a Gross Internal Area basis:

Demise	Sq.Ft.	Sq.M.
Retail Area	3,857	358.28
Ancillary Storage Rooms	366	34.04
Rear Mezzanine Retail Area	4,220	392.03
<b>Total</b>	<b>8,443</b>	<b>784.35</b>

The covered parking area extends to approximately 363 sqm.

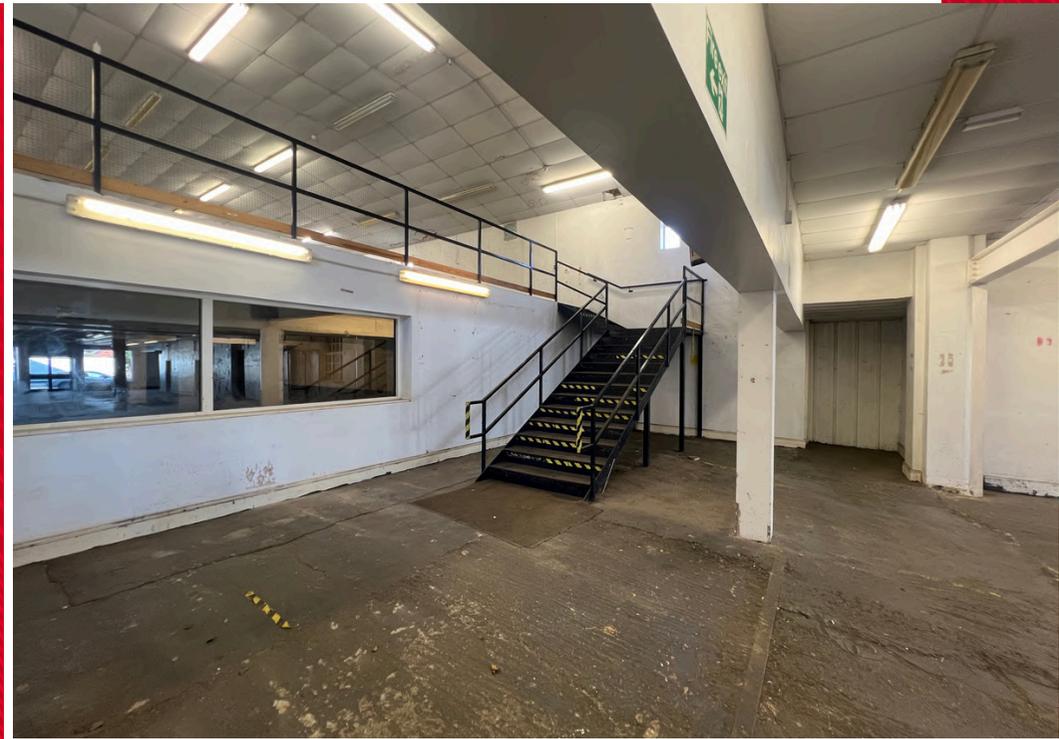
There is off road parking for several vehicles to the front of the premises, whilst in the rear covered car-park area there is parking for approximately 14 further vehicles. The site itself is enclosed by fencing and double gates to the roadside boundary.

## SERVICES

Certain mains services are understood to be available in the vicinity of the site, but prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

## BUSINESS RATES

We understand from the Valuation Office website that the property is assessed in the new Rating List effective from 1 April 2023 as a Warehouse and Premises with a Rateable Value of £32,500.



## TENURE

Freehold, vacant possession upon completion.

## LEGAL PACK

A full legal pack is available upon request.

## EPC

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## PRICE

£195,000 is sought for the freehold interest.

## VAT

We are advised that VAT is not applicable.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.



# CONTACTS

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