

**Lot 24, 3-4 Broad Street, Ludlow,  
Shropshire SY8 1NG**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail and Aparthotel Investment

- Comprises large shop and a 9 bedroom town house/aparthotel
- Shop Let to Holland and Barrett and been in occupation for over 15 years
- Well restored town house with 9 ensuite rooms let on a new 20 year lease
- Prominent location in affluent market town
- Attractive Grade II Listed Period Building

#### Lot

24

#### Auction

18th September 2025

#### Rent

£69,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail, Leisure,  
Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

34 miles west of Birmingham, 23 miles north west of Worcester

#### Roads

A49, A456

#### Rail

Ludlow Railway Station

#### Air

Birmingham Airport

### Situation

Ludlow is an attractive market town in Shropshire, highly popular with shoppers and tourists, drawn in by the architecture and local attractions including Ludlow Castle, Ludlow Assembly Rooms and St Laurences Church. The town is served by the A49, providing access to the A5 and M54 to the north and the M50 to the south. The property is situated on the east side of Broad Street, close to its junctions with Market Street and High Street in the heart of the town centre. The immediate vicinity provides a number of independent retailers, bars and restaurants.

### Tenure

Freehold.

### Description

The property comprises a shop together with aparthotel accommodation on the upper two floors. The aparthotel accommodation above is accessed via Valentines Walk and provides a beautifully restored town house with 9 ensuite bedrooms (<https://www.townhouseludlow.co.uk/>)

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
3-4 Broad Street	Ground Basement	Retail Ancillary	94.72 59.21	(1,019) (637)	HOLLAND & BARRETT RETAIL LIMITED	5 years from 30/06/2021	£27,000	-
Town House	First/Second	9 en-suite bedrooms	372.00	(4,004)	LUDLOW TOWNHOUSE LIMITED	20 years from 27/09/2024 until 31/08/2044	£42,500	5 yearly
<b>Total</b>			<b>673.73</b>	<b>(7,249)</b>			<b>£69,500</b>	

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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# The Townhouse





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## Contacts

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### Seller's Solicitors

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2024