



SAMUEL WOOD

Stratton House, 29 High Street, Clee Hill, Ludlow, Shropshire, SY8 3LZ

Asking Price £200,000





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Prominently located right in the centre of this well-served village lies this vacant shop premises with valuable A3 usage formerly a Bakery and Café, offers a variety of uses subject to the necessary consents. Whilst above is a one bed roomed flat which could provide owner accommodation or a rental income. EPC Rating E.

- Freehold commercial premises
- One Bedroom Flat above
- Valuable A3 usage
- Potential for a variety of uses subject to the necessary consents
- No onward chain

Clee Hill is a popular village sitting in south Shropshire, facilities include; a shop, fish and chip shop, Doctors Surgery, Primary School, Public House, Village Hall, Church and an active community. Historic Ludlow sits at the west and is a short drive away being renowned for its architecture, culture and festivals. Whilst to the east lies the West Midlands.

The shop premises are accessed through a front door into a serving area with two windows to frontage. The property until recently has been used as a bakery with café and there are work surfaces with shelving. Opening then through into a seating area with room for tables and chairs, further windows to frontage. Door then into a small lobby with cloakroom.

Off the main shop premises there is a food preparation with stainless steel sink unit and a range of work surfaces, this in turn opens into a rear hallway with door to outside, staircase to first floor this then opens round into a useful store area with shelving.

Open tread staircase then leads to a first floor landing and door into an Office with window to side.

Sitting at the rear of the property there is a small yard and a useful store. There is also a secondary doored access into a rear lobby which leads up onto the first floor flat that has accommodation that includes;

### First Floor Landing

with door through into

### Living Room

with window to frontage, door through into

### Double Bedroom

with window to frontage, door into

### Bathroom

having window to side and a suite in white of WC, pedestal wash handbasin and panelled bath with shower over.

### Kitchen/ Dining Room

having range of base cupboards, wall cupboards, sink unit, electric hob with cooker below. There is an oil-fired boiler housed in here which is currently not connected. Door through onto a raised roof terrace with a view across the roof tops.

### Services;

Mains water, mains drainage, mains electricity.

### Rateable Value

£3,850.00 For 2022

### Local Authority

Shropshire Council

### Council Tax

Band A ( Flat above)

### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquires please phone Andrew Cadwallader on 07974 015764

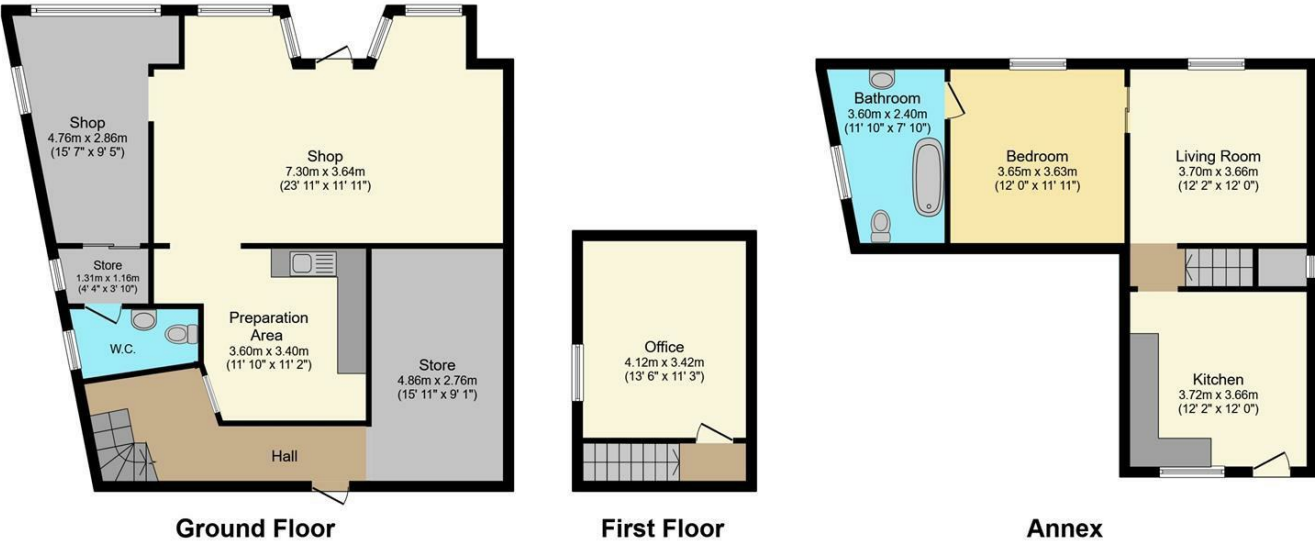
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Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES  
Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW  
Tel: 01584 875207 | ludlow@samuelwood.co.uk