



No. 6 & 7 The Bull Ring

Ludlow, Shropshire

**Carter Jonas**

# No. 6 & 7 Bull Ring Ludlow Shropshire SY8 1AE

An exciting opportunity to acquire an attractive period property set within the charming historic heart of Ludlow with planning consent for two apartments.

## Location

No. 6 & 7 The Bull Ring lies at the end of the medieval market area which stretches eastward from the entrance of Ludlow Castle. The Property sits within the main shopping area of Ludlow as well as one of the primary vehicular through routes off Corve Street.

## History

Heber Rickards established Rickards at No. 6 & 7 The Bull Ring in 1864. It has been a much loved hardware shop for over 150 years serving the local community. The Property is of nineteenth century construction and extends to 3 storeys with a cellar. The shopfront benefits from glazed double doors and

canted windows, elsewhere, the windows are predominately wooden sashes and leaded casements of Regency and Victorian style. The Courtyard Building is located to the rear of No. 6 & 7 and is connected by way of an open courtyard.

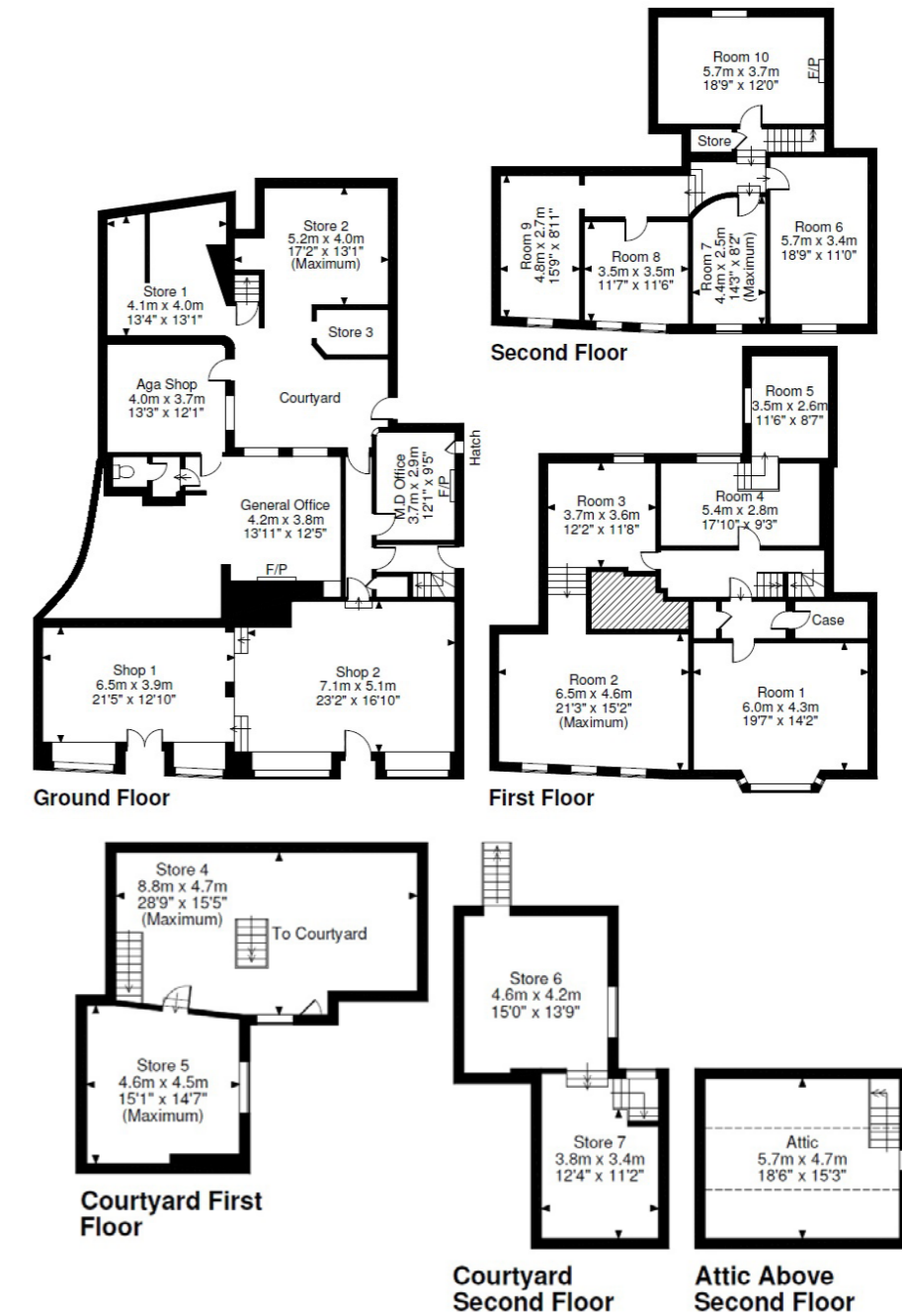


# EXISTING FLOOR PLAN

No. 6 & 7  
Bull Ring  
Ludlow  
Shropshire  
SY8 1AE

**Approximate gross internal area:**  
**Main House:** 370 sqm / 3982 sqft  
**Courtyard:** 121 sqm / 1302 sqft  
**Total:** 491 sqm / 5285 sqft

For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.



## NO. 6 & 7

### GROUND FLOOR

No. 6 & 7 The Bull Ring is occupied as a single retail enterprise. Rows of wooden drawers run along the back walls with a 19th-century cash desk protected by a sliding glass window in the centre. Beyond street level, an open plan retail area overlooks The Courtyard with a separate room utilised as a kitchenette and WC. A further room is occupied as an office and benefits from a curved window overlooking The Courtyard. The floorspace surrounding The Courtyard includes one store and three further rooms, one of which is presently utilised as an AGA sales room. The Cellar is accessed directly from No. 7 by way of a staircase.

### FIRST FLOOR & SECOND FLOOR

The first floor is accessed by a staircase from No. 7. On the first floor there are once elegant rooms which served as the Rickards family accommodation for over twenty years. The original dining room has a well preserved ceiling rose with a large feature window overlooking Corve Street.

Above, on the second floor, the majority of the rooms enjoy views onto Corve Street and The Bull Ring, whilst the room to the rear looks onto St Lawrence's Church. The wallpaper in the rooms suggests their original use as bedrooms.

Both floors predominately feature exposed wooden floorboards and benefit from electrical light fittings.



### COURTYARD BUILDING

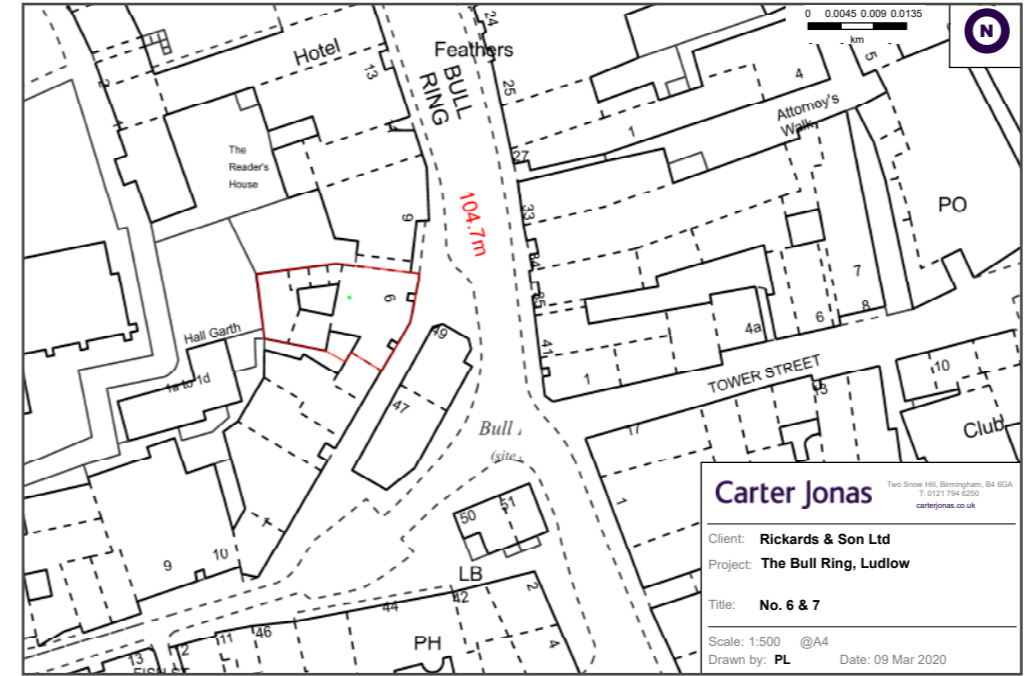
The Courtyard Building is accessed from The Courtyard through either No. 6&7, or through a gateway to a side passage leading onto Corve Street (B4361).

The Courtyard Building served as a rear warehouse to Rickards & Son Ltd and is typical of an early nineteenth century storage building.

Access is from a staircase off The Courtyard which leads to the first floor which has two rooms annotated as Store 4 & 5 on the floor plan.

The second floor is accessed from a wooden staircase which leads into Store 6 & 7. Access into the Attic is reached by way of a steep wooden staircase. There is a fine view looking across to The Readers House and St Lawrence's Church.

The flooring throughout is predominately exposed wooden floorboards and there are a number of feature beams visible throughout.



## Fixtures & Fittings

The shop counter & drawers will remain.

## Services

The Property is connected to mains water (metered), mains drainage (Severn Trent), mains electricity (Western Power) and mains gas. There is no central or storage heating. The only form of heating derives from fan heaters, the AGA (ran off mains gas) and a gas fire in the office.

## Tenure & Possession

Freehold available on completion. Although this sale is solely for The Property and not the business, the vendor is willing to enter into discussions should any purchaser be interested in buying the retail arm of Rickards & Son Ltd.

## Rates

£15,469 (2021-22) per annum. Currently subject to Government grant reduction scheme.

## EPC Ratings

Exempt due to Grade II listing status.

## Local Authority

Shropshire Council, Shirehall,  
Abbey Foregate, SY2 6ND

## Health & Safety

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

## Wayleaves, Easements & Rights of Way

A right of way granted by conveyance allows for access between No. 9/10 The Bull Ring and No. 7 The Bull Ring. The access passage is obtained through a locked pedestrian gate off Corve Street allowing for access into the side doors of No.7.

## Listing Status

Grade II listed.

## Planning Potential

The benefit of the property is that the upper floors and the courtyard building both have an independent access and are not reliant on access through the retail frontage.

Planning and Listed Building consent has been granted by Shropshire Council for the development of the first and second floors to provide 2 x 2 bedroom apartments with spacious kitchen diner and separate lounge.

In addition, there is further scope for the development of The Courtyard Building (subject to consents).

## Method of Sale

Offers in the region of £595,000.

## Viewings

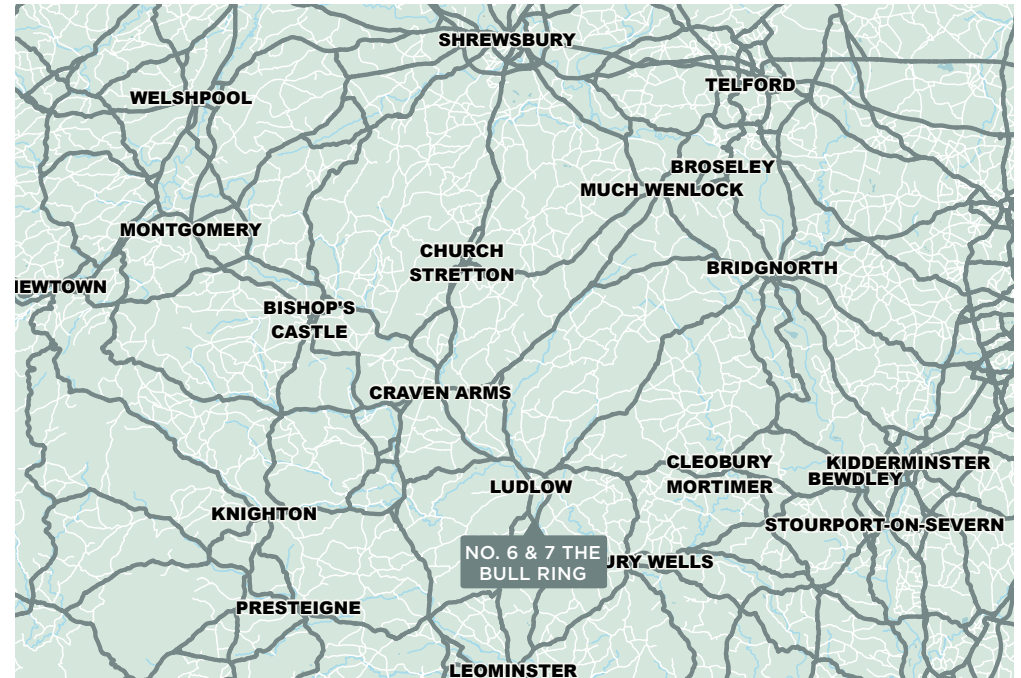
Viewings are strictly by appointment with the selling agent. Interested parties are not permitted to view the property without a pre-arranged appointment with the selling agent. Virtual tour available upon request.

## Directions

Heading south into Ludlow on the B4361, The Property will be found on the right hand side prior to the cross roads with King Street, Tower Street and Old Street (B4361).

## Information Pack

Please email the agent if you require the information pack.



## Shrewsbury

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