



THE GEORGE

Castle Square, Ludlow, Shropshire, SY8 1AT

LEASEHOLD: NIL PREMIUM | ANNUAL RENT: £80,000 | REF: 3858313

KEY HIGHLIGHTS

- Prime location in a thriving market town
- Turnkey operation with exceptional fit out
- 120+ internal covers across several areas
- Stunning south facing terrace seating 50+
- Flexible upper floors offering further scope
- New FOT lease with flexible terms. £80k rent plus F&F.

DESCRIPTION

The George is a striking Grade II listed building that has recently undergone a comprehensive £3 million refurbishment.

The works have transformed the property into a contemporary hospitality venue while retaining its historic charm.

The redevelopment included a significant extension to the rear, creating a spacious and light-filled restaurant area. The property is arranged over four floors and offers a versatile layout suitable for a range of trading styles.

LOCATION

Situated in the heart of Ludlow on Castle Street, The George enjoys a prime position within one of Shropshire's most picturesque and historically rich market towns.

Ludlow is renowned for its vibrant food scene, medieval architecture, and strong visitor footfall, making it a highly desirable location for hospitality ventures.

The property is surrounded by independent retailers, heritage attractions, and benefits from year-round tourism, bolstered by events such as the Ludlow Food Festival and regular markets.

INTERNAL DETAILS

Guests enter through a welcoming bar area with seating for approximately 50 covers, which flows into a lounge/reception space and then into a 90-cover restaurant.

The open-plan kitchen is a standout feature, equipped to a high specification with premium-grade catering equipment and a dedicated pizza oven. A large wash-up area is located adjacent to the kitchen.

On the first floor, there is a private dining room accommodating up to 30 covers, alongside WC facilities, a prep area, staff changing room, and office. The second and

third floors currently serve as storage but offer potential for conversion, subject to planning.

FIXTURES & FITTINGS

The George has benefited from a major recent investment, with high-quality fixtures and fittings throughout.

The kitchen is fully equipped to a professional standard, and the décor across the venue is stylish and turnkey. The owner is open to selling the F&F outright (offers invited) or offering them on a rental basis at around £30,000 per annum.

Preference will be given to operators who wish to buy or lease the equipment as part of their agreement.



OWNER'S ACCOMMODATION

While the upper floors are presently used for storage, they comprise six generously sized rooms across the second and third floors. These areas could be reconfigured to provide comfortable owner's accommodation or additional guest rooms, subject to necessary consents.

TENURE

Offered on a new free-of-tie lease at £80,000 per annum (plus F&F) on a full repairing and insuring basis. Additional terms are negotiable.

EXTERNAL DETAILS

Externally, the property benefits from a beautifully landscaped terrace directly accessible from the restaurant, offering seating for approximately 50 covers. An additional 12 covers are available along the side of the building. The terrace is partially covered with a retractable roof, allowing for year-round use and enhancing the venue's appeal for al fresco dining.

The frontage has been restored in a heritage maroon colour, reflecting the building's historical significance and adding to its kerb appeal

THE OPPORTUNITY

The George represents a rare turnkey opportunity in a thriving market town. The extensive refurbishment completed in 2023 has resulted in a high-quality fit-out throughout, with stylish décor, modern infrastructure, and premium equipment.

The site is ready for immediate occupation and trading, offering an incoming operator the chance to capitalise on the investment already made.

With its flexible layout, strong location, and established reputation, The George is ideally suited for a seasoned operator looking to establish or expand their presence in the region.





BUSINESS RATES

Rateable value effective from 1 April 2023 is £22,000. This is not the rates payable. Please check with the VOA for the most up-to-date information on all rating matters.

REGULATORY

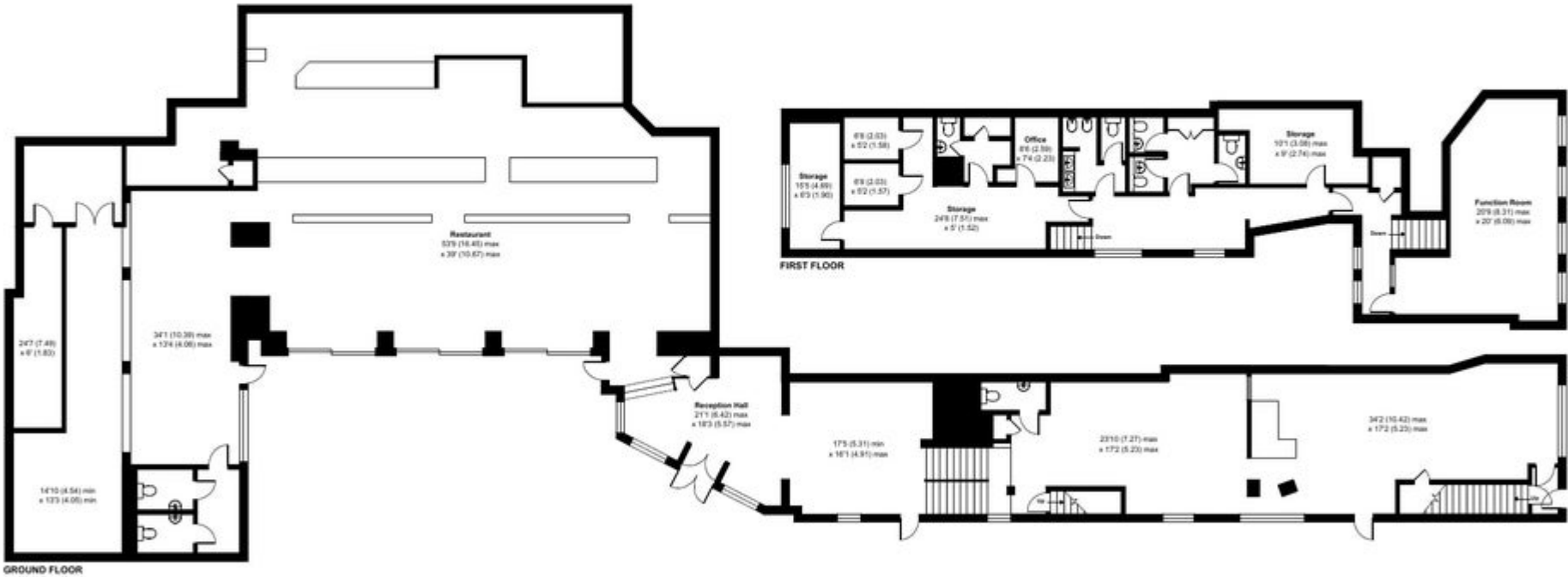
Premises licence



Castle Street, Ludlow, SY8

Approximate Area = 6975 sq ft / 647.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Pic. REF: 1335331



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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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