



The French Pantry

15 Tower Street, Ludlow, Shropshire, SY8 1RL

Tenure: Leasehold

Price: £90,000

Ref: 93785

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Attractive established business
- French style 24 seater restaurant
- Trade courtyard
- Two section catering kitchen
- Favourable private lease

Location

The medieval town of Ludlow stands astride the River Teme where it meets a smaller tributary of the River Corve. It is a major tourist destination with visitors attracted by the renowned castle and the medieval streets lined with historic buildings, riverside walks and attractions, livestock market, National Hunt racecourse and its literary and food festivals.

The French Pantry is located at the very heart of the town in Tower Street, being on the town's main crossroads within easy walking distance of all the main attractions including the market square and the castle.

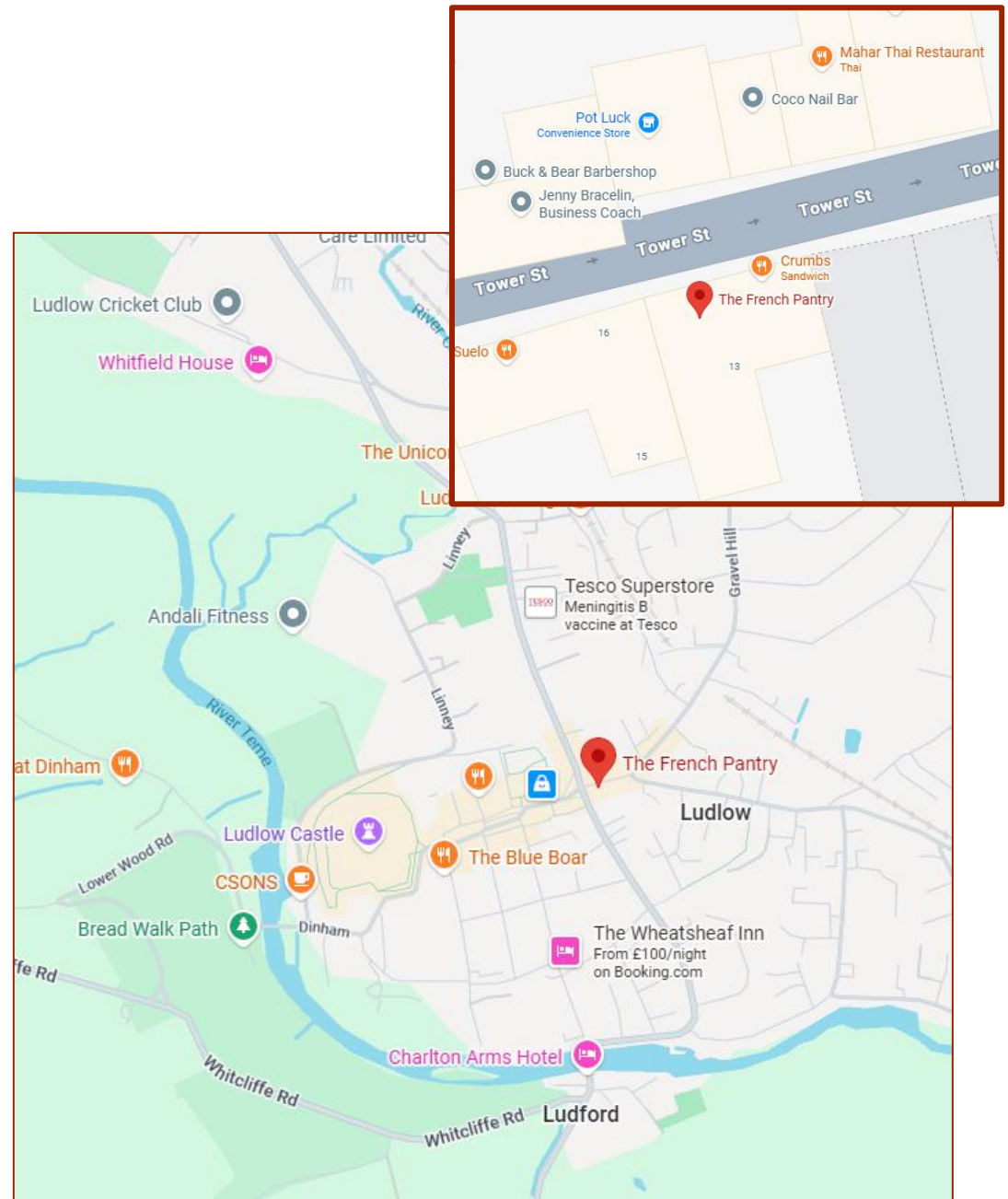
The Property

It is a terraced property providing small but easy to operate trade areas and good service facilities.

It has operated for 12 years in its current incarnation and is listed in the Michelin Guide, and has a consistent trade approaching £5,000 per week generated from relatively limited trading hours, only opening Wednesday through Saturday, 12.00 noon until 3.00 pm and 6.30pm to 10.30 pm.

The business only operates as a restaurant and not as a café.

The premises are briefly described as follows:



Trade Areas

GROUND FLOOR

Attractive French style RESTAURANT AREA with boarded effect floor and fixed and loose seating able to cater for up to 24 diners. Serving counter for the dispensing of drinks. Customer TOILET.

FIRST FLOOR

CATERING KITCHEN which is in two sections. The main catering area is well equipped with a good selection of stainless steel catering effects and extraction canopy.

PREPARATION ROOM/FREEZER ROOM adjacent.

SECOND FLOOR

Two good size STORE ROOMS providing ample facilities. Both racked for general storage.

External

Attractive COURTYARD which is paved and enclosed and provides seating which is used as an al fresco dining area and can cater for 12 diners.

The Business

Our clients purchased the business in December 2019, since when they have established The French Pantry as a very popular dining venue, trading purely as a restaurant on relatively limited hours, only opening four days a week. This has resulted in just short of £5,000 per week including VAT purely from this dining custom.

Prospective purchasers may feel there is scope to develop the trade further by extending the opening hours and also operating in the mornings and afternoons for coffees, snacks etc.





Tenure & Price

LEASEHOLD £90,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is held on a full repairing and insuring lease agreement from a private individual for a term of seven years, commencing 1 March 2021. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable.

Rent currently stands at £13,000 per annum paid monthly in advance, subject to annual increases at the rate of 2%. An incoming party will not be required to provide a rental deposit to the Landlord. The lease is free of all trade ties.

Licences

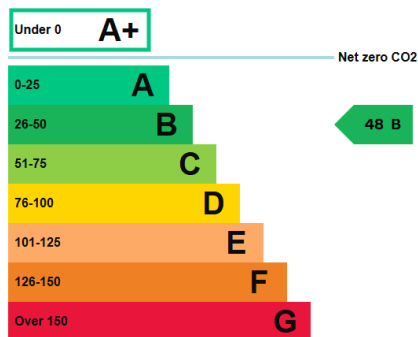
Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 9.00 am and 10.30 pm.

Services

All mains services are connected

Rateable Value: £9,600 as at 1st April 2026

Local Authority: Ludlow Town Council



No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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Business Mortgages

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Utility Helpline

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