

TO LET

GROUND FLOOR RETAIL / OFFICE UNIT

CELEBRATING
30 YEARS OF PROPERTY
CONSULTANCY

Bank Chambers, 53 Wade Street
Lichfield
Staffordshire, WS13 6HL



Rent: £2,325 pcm No VAT

- Excellent self-contained accommodation comprising approximately 192.37m² (2,070 sq ft) net internal.
- Prominent location within the heart of Lichfield City Centre and within close proximity to the Garrick Theatre and Three Spires Shopping Centre.
- Four car parking spaces in the rear car park.
- Premises will be available from January 2025.



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Location

The property is prominently located fronting Wade Street and is within close proximity of the Garrick Theatre, Three Spires Shopping Centre and convenient walking distance of Lichfield City Railway Station and the Bus Terminus.

Description

The premises form part of a modern, brick constructed building and comprise, principally open plan office/retail accommodation with, currently, two, glazed partitioned private offices and a kitchen. Male & Female toilet facilities are at first floor level.

There is laminate floor coverings to the majority of the accommodation, powder coated, aluminium framed windows, a suspended ceiling with diffused lighting, air conditioning units, power and data points.

Externally is a rear car park with four designated spaces, (allocation numbers 9 to 12).

Accommodation

**Overall, approximately 192.37m² (2,070 sq ft)
net internal**

Services

Mains electricity, water and drainage are connected to the property.

Rates

Rateable Value: £20,000

If the premises are used for retail, hospitality or for leisure use the Tenant may be eligible for a 75% discount on the rates payable from 1 April 2023 to 31 March 2024, under the Business Rates Relief (Retail, Hospitality & Leisure Scheme). However, interested parties are advised to make their own enquiries (www.gov.uk).

(Lichfield District Council).

Energy Performance Certificate

The property has an energy performance rating of Band C.

A copy of the energy performance certificate is available upon request.

Lease Terms

The premises are available on a full repairing and insuring lease.

Rent

£2,325 pcm

This is to be payable quarterly in advance by standing order / direct debit.

It will be subject to an upward only review to market value at three yearly intervals.



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**DEALS
WINNER**

Value Added Tax

The rent will not be subject to value added tax.

Service Charge

There is a service charge provision of £700 per quarter plus VAT for the maintenance and repair of all the common areas including the cleaning of the toilets within the site and building.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement, the amount of the deposit will be subject to the covenant of the tenant.

References

The Landlord will require references from interested parties to include their bank, accountant and landlord.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

Tel: 01283 500030
Email: burton@salloway.com



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Rev: 428070



RICS



**DEALS
WINNER**

GROUND FLOOR PLAN

Area 100m



NOT TO SCALE -

FOR IDENTIFICATION PURPOSES

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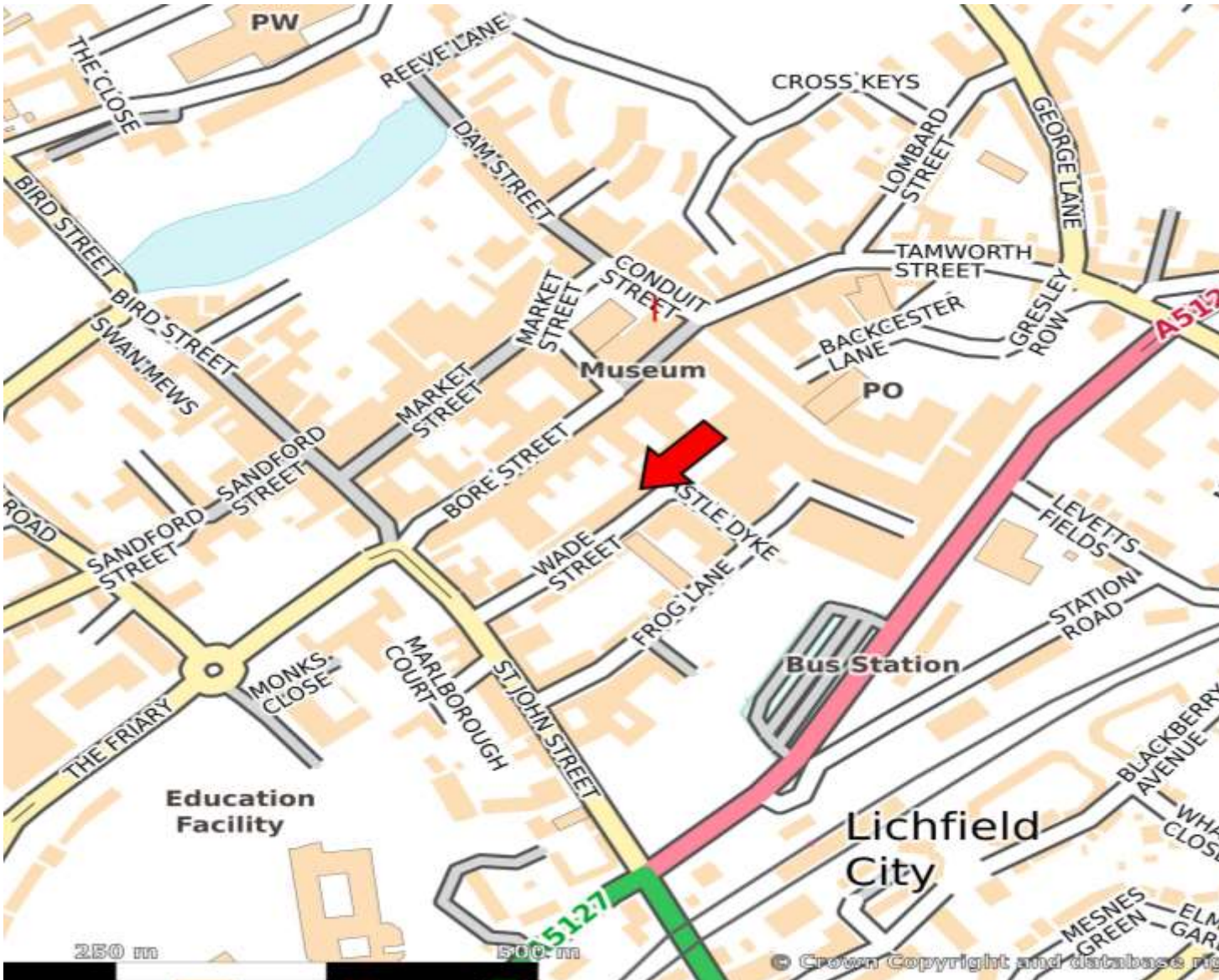
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