

RETAIL LICHFIELD

Freehold Sale,
with vacant possession

45 Market Street, Lichfield, Staffs, WS13 6JA



FOR SALE

LOCATION

Lichfield is a thriving City offering a strong mix of local independent and national retail, restaurants and bar operators. Lichfield also benefits from excellent road links via motorway network to include M6 Toll Road M6, M42 and M5 and rail link to Birmingham city centre, London and Glasgow.

DESCRIPTION

The Property is situated in a strong trading location, facing Market place, just off the busy Market Street. Other occupiers include **SpecSavers** and **Birds Bakers** and **HSBC banks**.

LEASE

Property available on FRI terms.

RENT

£25,000 pax

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Ground Floor	549 sq ft	51 sq m
First Floor Store	614 sq ft	57 sq m
Second Floor	86 sq ft	8 sq m
Internal Width	16 ft 9 in	5.15 m
Shop Depth	35 ft 4 in	10.8 m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£21,750
Rates Payable (24/25)	£11,875.50
Service Charge (24/25)	TBA

ANTI MONEY LAUNDERING

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

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

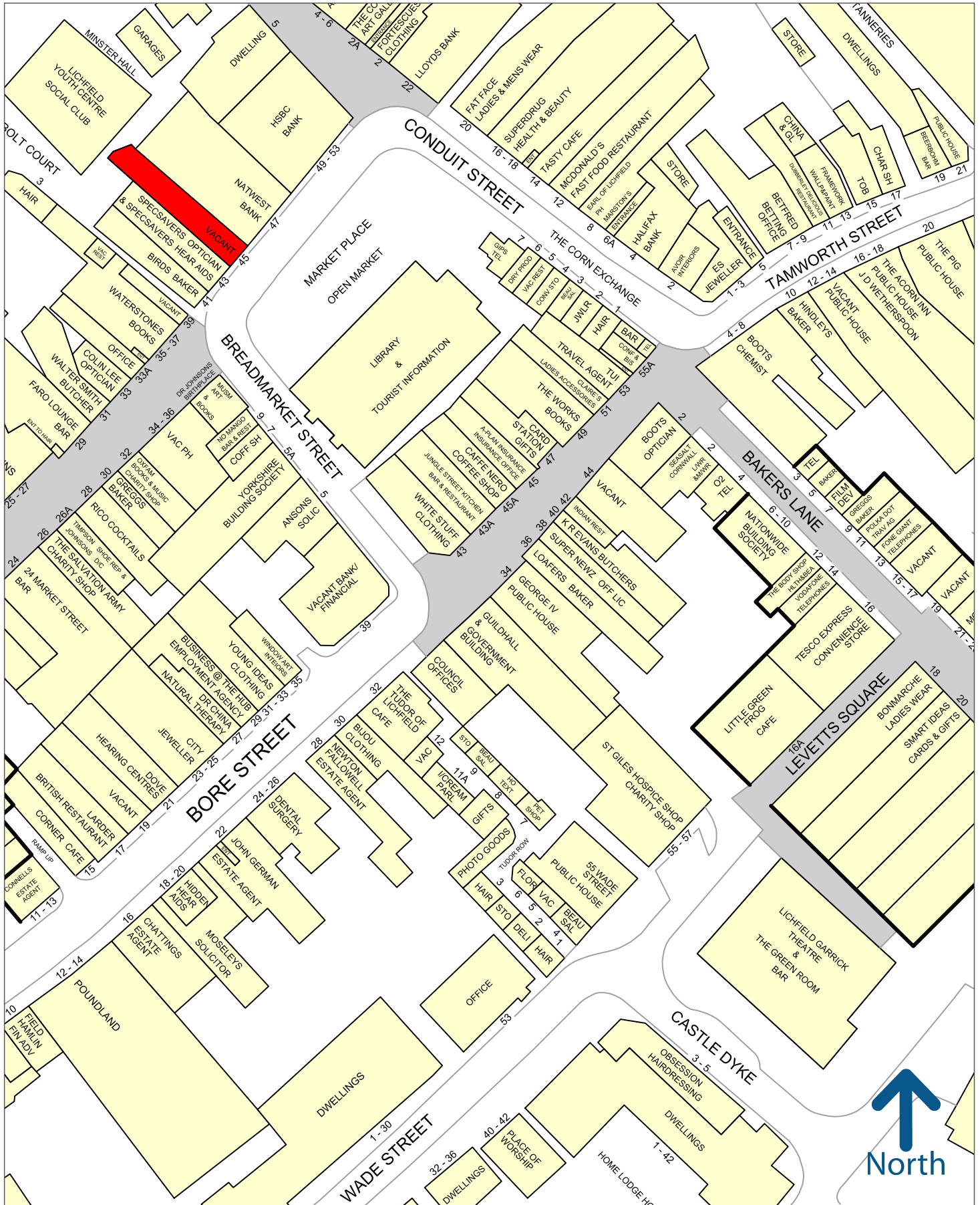
VIEWING

For further information or to arrange a viewing, please contact:

BWD

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50 metres

Experian Goad Plan Created: 17/07/2024
Created By: Bidwell Webber De Pons Ltd



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