



# FORMER BANK PREMISES TO LET

1 Breadmarket Street, Lichfield, Staffordshire, WS13 6JY



4,707 SqFt (437.28 SqM) | £80,000 per annum exclusive

## Key Features

- Located within the heart of Lichfield City Centre
- Large ground and first floor accommodation
- 8 car parking spaces
- Prominent corner location
- Potential for alternative uses, subject to the necessary consents
- Virtual Tour - [click here](#)



## LOCATION

The property is prominently located on the corner of Breadmarket Street and Bore Street in the heart of Lichfield immediately opposite **White Stuff** and close to Market Square and **Three Spires Shopping Centre**.

Lichfield is a thriving Cathedral City offering a strong mix of local independent and national retail, restaurant and bar operators with notable occupiers to include **Ego Restaurants, Ask Italian, Waterstones, Costa Coffee, Fat Face, Starbucks** and **Premier Inn** to name just a few.

Lichfield also benefits from excellent road links via the motorway network to include M6 Toll, M6, M42 and M5 together with rail links to Birmingham City Centre on the Cross City Line and to London and Glasgow via the West Coast mainline.

## DESCRIPTION

The premises which are situated within a prominent 3 storey former bank building and set across two floors, with the ground floor comprising a banking hall with ancillary offices to the rear, with the first floor providing newly refurbished offices and staff area. The property also benefits from 8 car parking spaces to the rear.

Area	SqFt	SqM
Ground Floor	2,629	244.23
First Floor	2,078	193.05
<b>Total Floor Area</b>	<b>4,707</b>	<b>437.28</b>

## TERMS

The premises are available by way of a new full repairing lease on terms to be agreed

## ASKING RENT

£80,000 per annum exclusive

## BUSINESS RATES

Rateable Value £73,500 (ground and first floor).

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## EPC

Energy Performance Rating E. Certificate available on request.

## 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.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable

## VIEWING

Strictly by prior appointment via Burley Browne. Please contact:



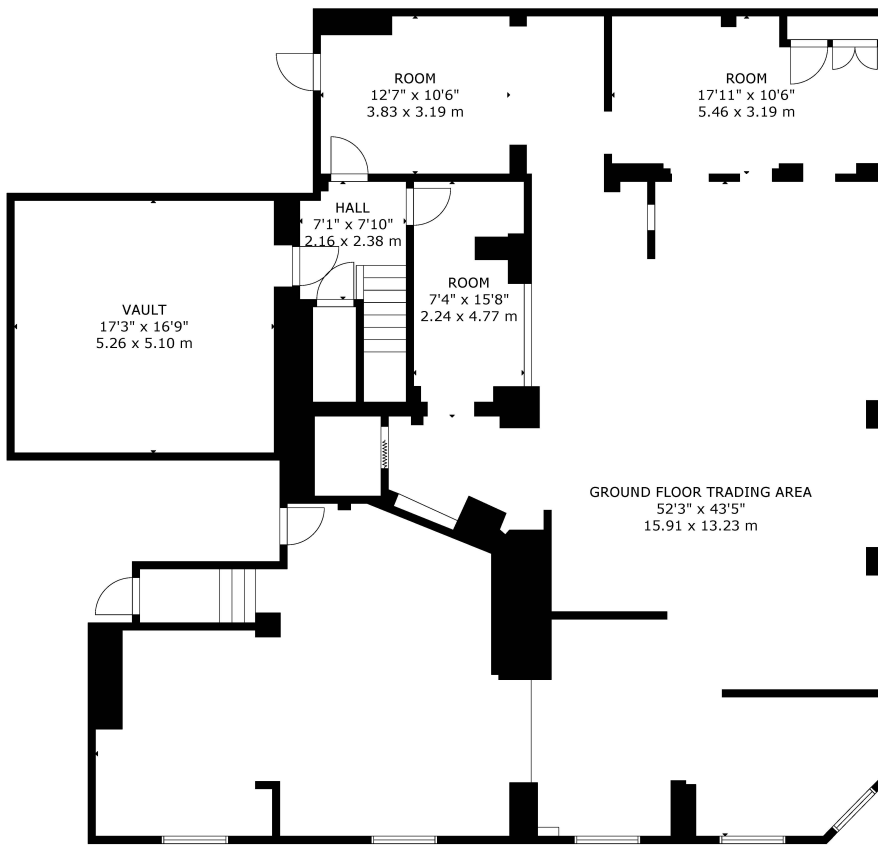
**David Hemming MRICS**  
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**Joint Agent - WTS Commercial**



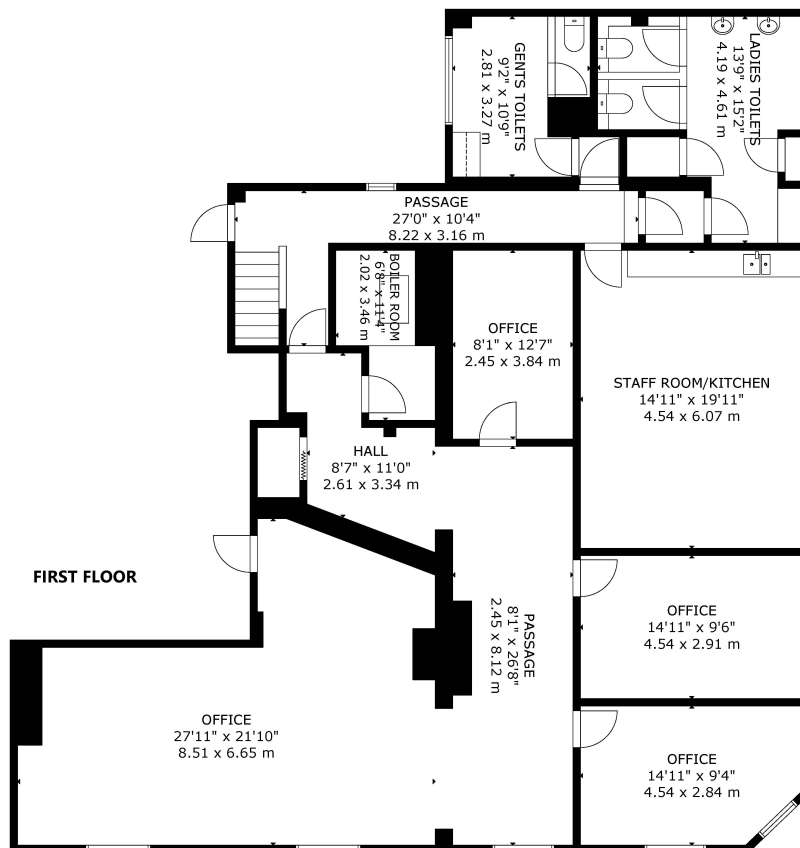
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**1 Breadmarket Street, Lichfield, Staffordshire WS13 6JY**



GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 437 m<sup>2</sup>/4,707 sq.ft  
GROUND FLOOR: 244 m<sup>2</sup>/2,629 sq.ft, FIRST FLOOR: 193 m<sup>2</sup>/2,078 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 437 m<sup>2</sup>/4,707 sq.ft  
GROUND FLOOR: 244 m<sup>2</sup>/2,629 sq.ft, FIRST FLOOR: 193 m<sup>2</sup>/2,078 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



