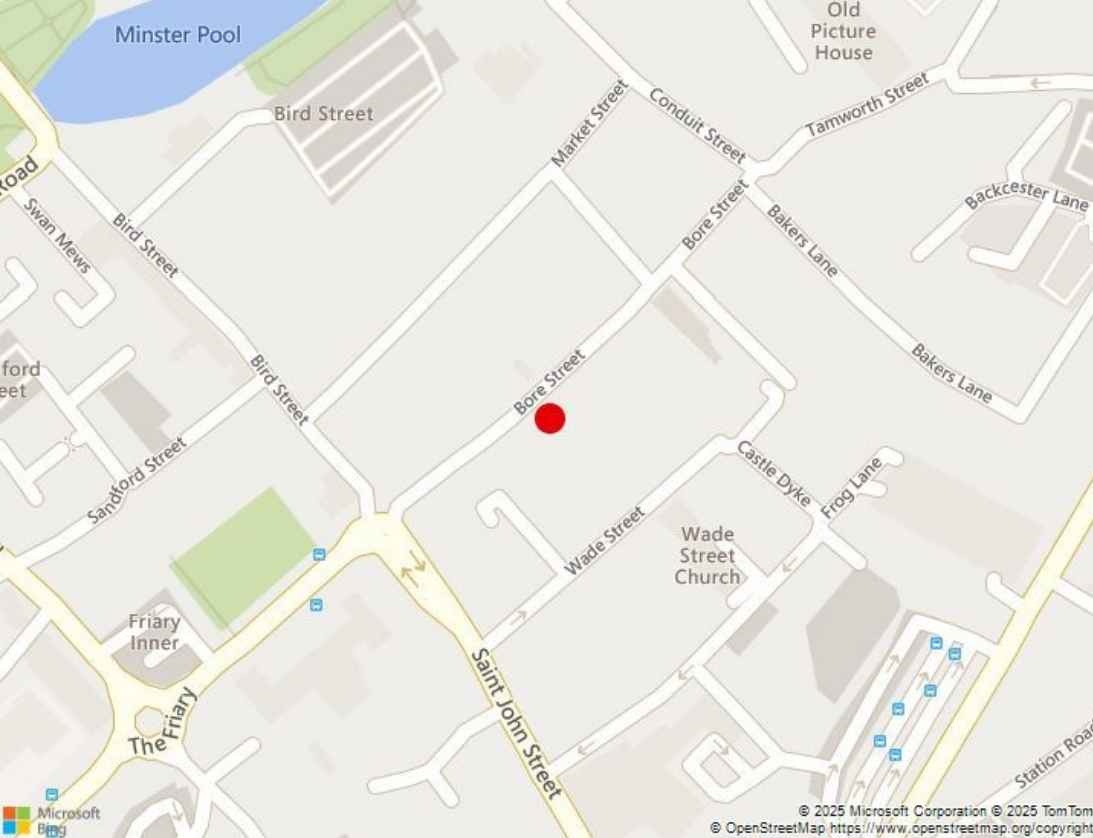


# SECOND FLOOR OFFICE SUITE TO LET

2nd Floor, 8 Bore Street, Lichfield, Staffordshire, WS13 6LL

816 SqFt (75.81 SqM) | £9,250 per annum exclusive





## KEY FEATURES

- Prominent location within the heart of Lichfield City Centre close to all amenities
- Excellent access to A5, A38, M6 and M6 Toll
- Close to the Bus Terminus and Lichfield City Railway Station
- Front and rear access via car park
- One car parking space
- New Lease

## LOCATION

The premises are located within the pedestrianised section of Bore Street close to its interchange with St John Street which is a popular and thriving location in the heart of the City offering a strong mix of local, independent and national occupiers including Boots, Café Nerro, Ask Italian, Waterstones & Starbucks to name a few.

Lichfield is a thriving Cathedral City located 15 miles north east of Birmingham, and also neighbours to the conurbations of Tamworth to the east and Sutton Coldfield to the south.

## DESCRIPTION

The office suite is situated on the second floor and provides cellular accommodation having the benefit of gas central heating and carpet floor coverings. The offices provide considerable character and quality which can be accessed via an impressive central hallway and staircase. The suite comprise of 3 separate rooms along with store room, kitchenette and WC. The property also benefits from one car parking space to the rear.

Area	SqFt	SqM
Second Floor	816	75.81
<b>Total Floor Area</b>	<b>816</b>	<b>75.81</b>



**2nd Floor, 8 Bore Street, Lichfield , Staffordshire WS13 6LL**



## TERMS

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

## ASKING RENT

£9,250 per annum exclusive

## SERVICE CHARGE

Further details available upon request.

## EPC

Energy Performance Certificate available upon request

## BUSINESS RATES

Rateable Value £5,500

However, businesses may benefit from 100% small business rates relief may be available to occupiers and therefore they are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes

## 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 may be payable.

## VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

DDI: 0121 321 3441

Mob: 07738 713829

E: [eleanor.robinson@burleybrowne.co.uk](mailto:eleanor.robinson@burleybrowne.co.uk)

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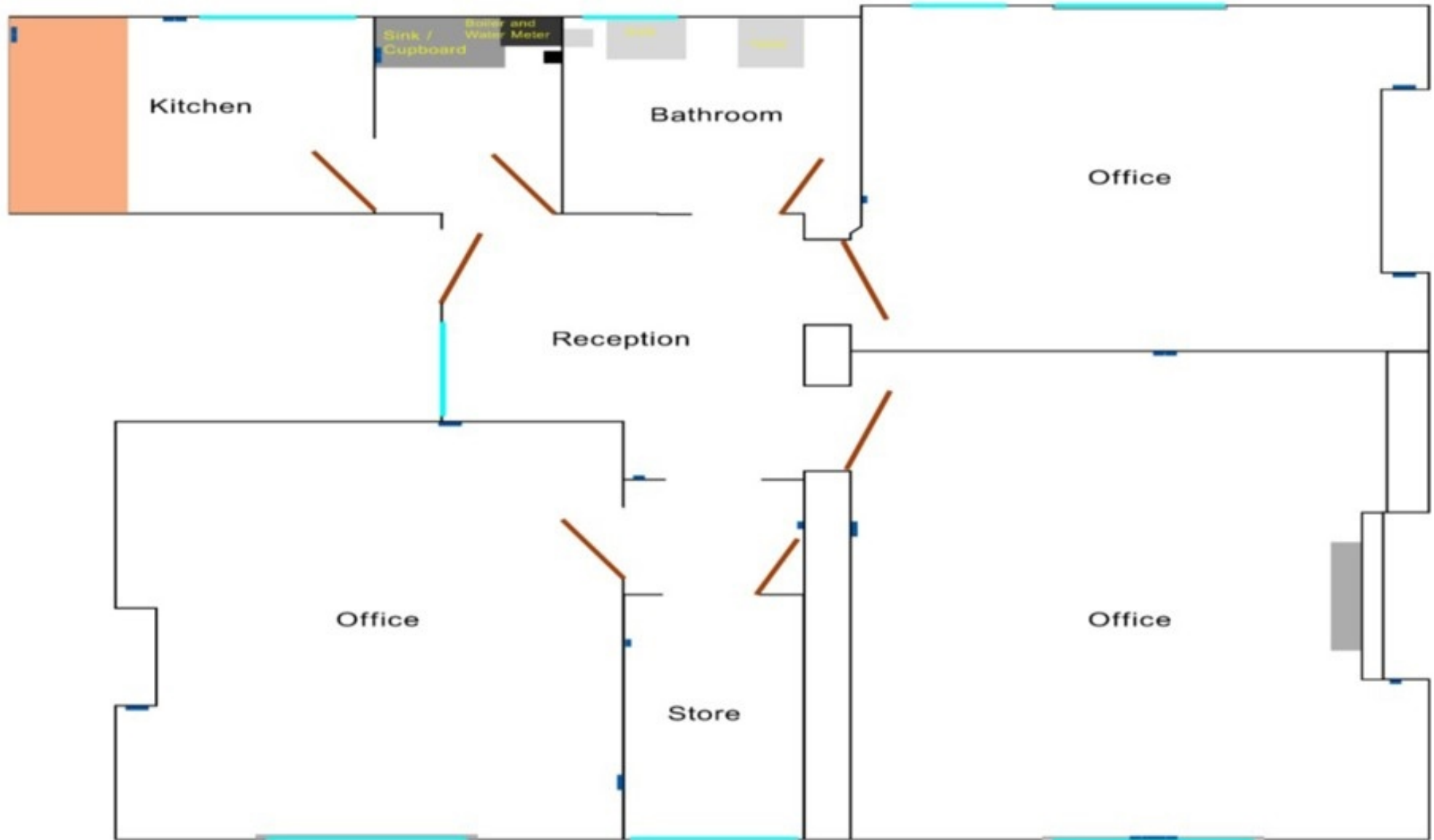


0121 321 3441  
www.burleybrowne.co.uk



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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