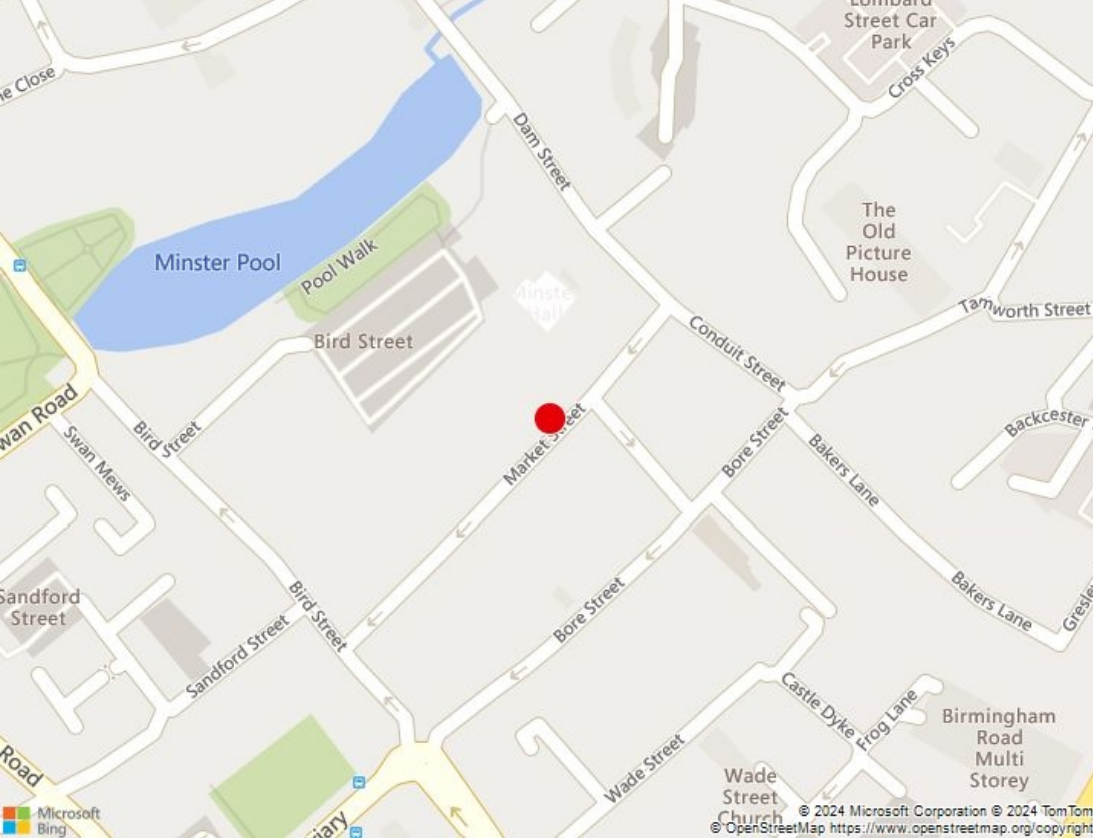


CENTRALLY LOCATED CHARACTER OFFICES TO LET

33 Market Street, Lichfield, Staffordshire, WS13 6LA

2,033 SqFt (188.87 SqM) | £15,000 per annum exclusive





KEY FEATURES

- Georgian features
- Located in the heart of Lichfield City Centre
- Parking available to the rear
- Virtual Tour - click [here](#)

LOCATION

The property is situated on Market Street in Lichfield City Centre. Market Street is a busy location and forms part of the pedestrianised thoroughfare joining Bird Street to Market Street Square. The property is immediately amongst all local facilities and a wide cross section of retail premises. A number of public pay and display car parks are within close proximity as are the main transport connections including the bus terminus and Lichfield City railway station, being on the cross city line with regular services to Birmingham Grand Central.

DESCRIPTION

The property comprises a refurbished Grade II Listed building and offers well presented office suites across ground, first and second floors. The ground floor is accessed via steps, providing a large open waiting/reception area and kitchenette. The first floor benefits from five separate offices and offers excellent views of the pedestrianised Market Street. The second floor provides a further four separate offices and kitchen/breakout area. The specification includes a character features such as original beams and brickwork, incorporating LED lighting, carpet floor coverings and perimeter trunking.



Area	SqFt	SqM
Ground Floor	209	19.42
First Floor	1,077	100.05
Second Floor	747	69.4
Total Floor Area	2,033	188.87

33 Market Street, Lichfield, Staffordshire WS13 6LA



TERMS

The property is available by way of a new lease for a term of five years or multiple thereof.

ASKING RENT

£15,000 per annum exclusive

SERVICE CHARGE

A Service Charge is payable. Further details are available upon request.

EPC

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

BUSINESS RATES

Rateable Value - £12,750

Businesses may benefit from up to 100% business rates relief on this property and interested parties are therefore 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 are exclusive of VAT which we understand will not be applicable in this instance. However, the Landlord reserves the right to charge VAT in the future.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

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Mob: 07738 713829

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0121 321 3441
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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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