



RETAIL UNIT TO LET

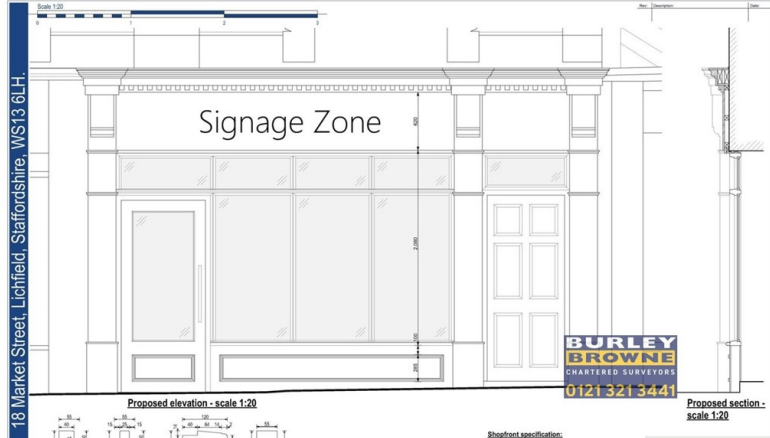
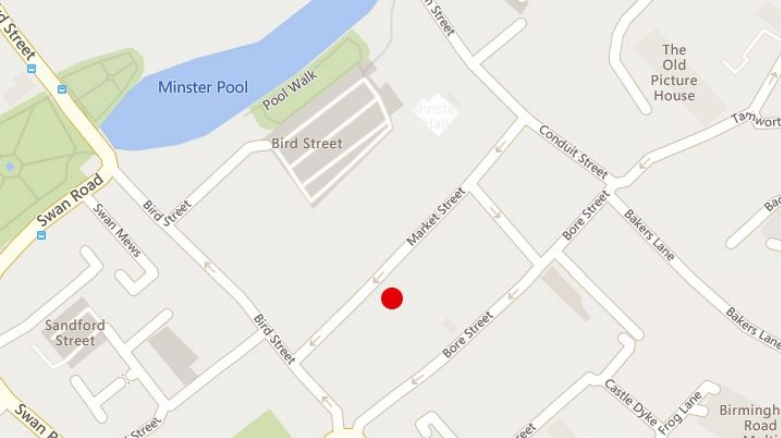
18 Market Street, Lichfield, Staffordshire, WS13 6LH



933 SqFt (86.68 SqM) | £26,500 per annum exclusive

Key Features

- Prominent self-contained retail unit
- Located in the heart of Lichfield City Centre
- New shop front
- Refurbished - available September 2024
- Adjacent to Acorns and Oxfam
- Close to Greggs, Lounges and Waterstones to name a few



LOCATION

The property is prominently situated on the pedestrianised Market Street, a popular location in the heart of Lichfield City Centre. Lichfield is a thriving cathedral city offering a strong mix of local, independent and national retail, restaurant and bar operators.

The property is located immediately adjacent to Acorns and Oxfam with the likes of Lounges (Faro Lounge), Waterstones, Greggs and Subway in close proximity.

Lichfield is located 15 miles north east of Birmingham and also neighbours the conservations of Tamworth to the east and Sutton Coldfield to the South.

DESCRIPTION

The premises are being refurbished to provide a self-contained ground floor retail unit to comprise ground floor sales area leading through to an additional sales/storage area with WC. An external area to the rear is included.

Area	SqFt	SqM
Ground floor sales area (front)	556	51.65
Ground floor sales/storage (rear)	377	35.02
Total Floor Area	933	86.68

TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiples thereof.

ASKING RENT

£26,500 per annum exclusive

BUSINESS RATES

Requires reassessing for rating purposes.

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

EPC

Energy Performance Certificate available upon 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. For a company, any person owning more than 25% must provide the same.

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, please contact:

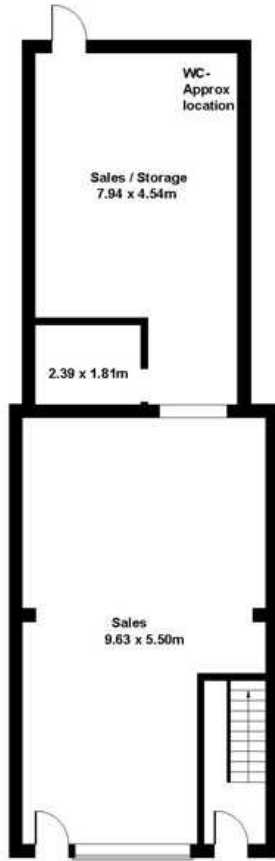


David Hemming MRICS
 DDI: 0121 362 1530
 Mob: 07841 234160
 E: david.hemming@burleybrowne.co.uk



Emma Hughes MRICS
 DDI: 0121 362 1535
 Mob: 07510 080210
 E: emma.hughes@burleybrowne.co.uk

18 Market Street, Lichfield



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0121 321 3441
www.burleybrowne.co.uk



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