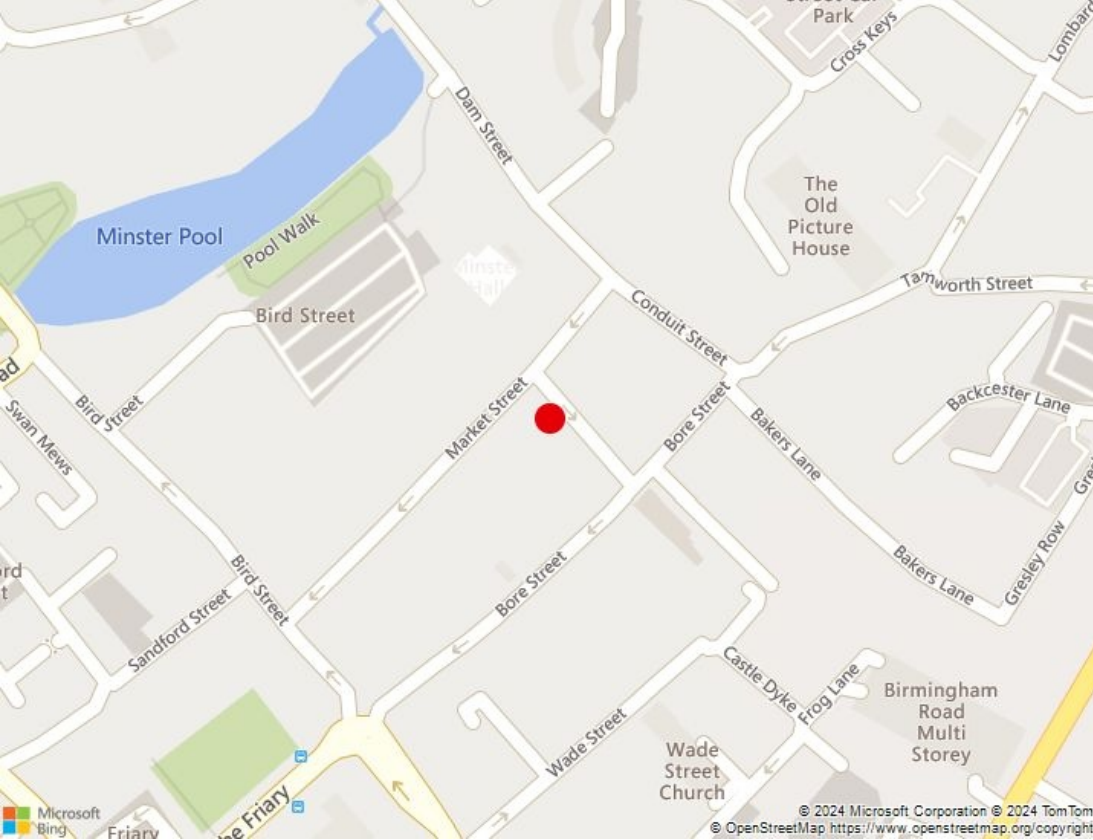


# RETAIL UNIT TO LET

9 Breadmarket Street, Lichfield, Staffordshire, WS13 6LG

774 SqFt (71.9 SqM) | £19,000 per annum exclusive





## KEY FEATURES

- The property is prominently situated within the heart of Lichfield City Centre overlooking the Market Square.
- Suitable for a variety of retail uses
- New Lease
- The property comprises a three storey Grade II Listed building which provides a ground floor retail area with first floor retail sales/store and kitchen together with two WC's to the second floor.

## LOCATION

The property is prominently situated within the heart of Lichfield City Centre overlooking the Market Square. Breadmarket Street can be considered one of the prime positions in the City Centre with notable neighbouring occupiers including The Coffee House, Birds Bakery, White Stuff, Specsavers and Yorkshire Building Society.

## DESCRIPTION

The property comprises a three storey Grade II Listed building which provides a ground floor retail area with first floor retail sales/store and kitchen together with two WC's to the second floor.

Area	SqFt	SqM
Ground Floor Retail	326	30.29
First Floor	260	24.15
Second Floor	188	17.47
<b>Total Floor Area</b>	<b>774</b>	<b>71.9</b>



9 Breadmarket Street, Lichfield, Staffordshire WS13 6LG



## TERMS

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

## ASKING RENT

£19,000 per annum exclusive

## EPC

Energy Performance Rating D-84. Certificate available on request.

## BUSINESS RATES

Rateable Value £10,750 obtained from the Valuation Office Rating List. Rates Payable 2024/2025 £5,364 - prior to any transitional arrangements.

However businesses may benefit from 100% business rates relief in 2024/25 on this property.

Interested parties 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:



Emma Hughes MRICS

DDI: 0121 362 1535

Mob: 07510 080210

E: [emma.hughes@burleybrowne.co.uk](mailto:emma.hughes@burleybrowne.co.uk)



📞 0121 321 3441  
🌐 [www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

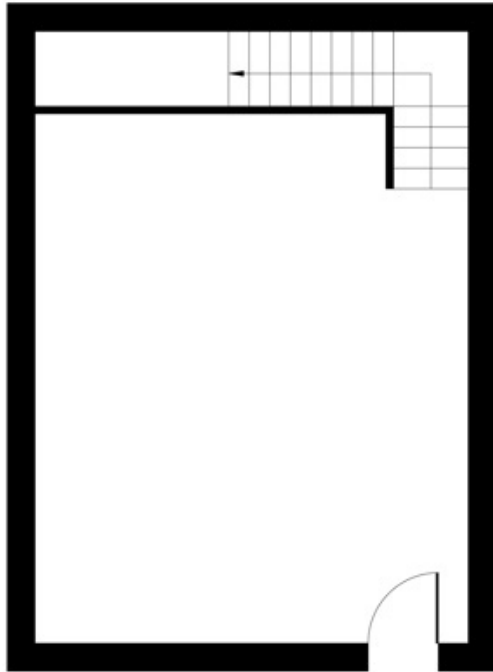


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

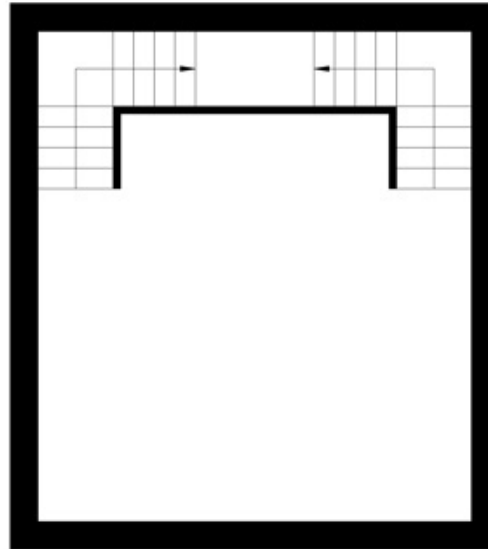
Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

# 9 Breadmarket Street, WS13 6LG Lichfield

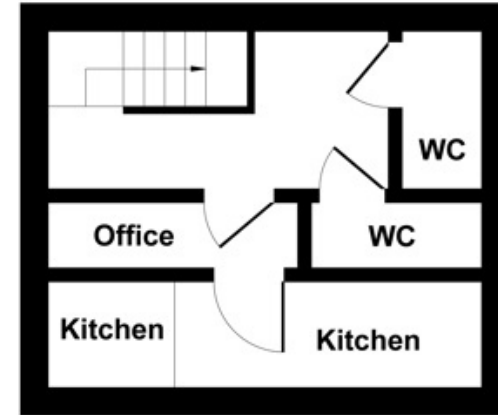
Approximate Gross Internal Area  
774 sq ft - 71.93 sq m



**GROUND FLOOR**  
**APPROXIMATE FLOOR AREA**  
326 sq ft  
(30.28 sq m)



**FIRST FLOOR**  
**APPROXIMATE FLOOR AREA**  
260 sq ft  
(24.15 sq m)



**SECOND FLOOR**  
**APPROXIMATE FLOOR AREA**  
188 sq ft  
(17.50 sq m)

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.