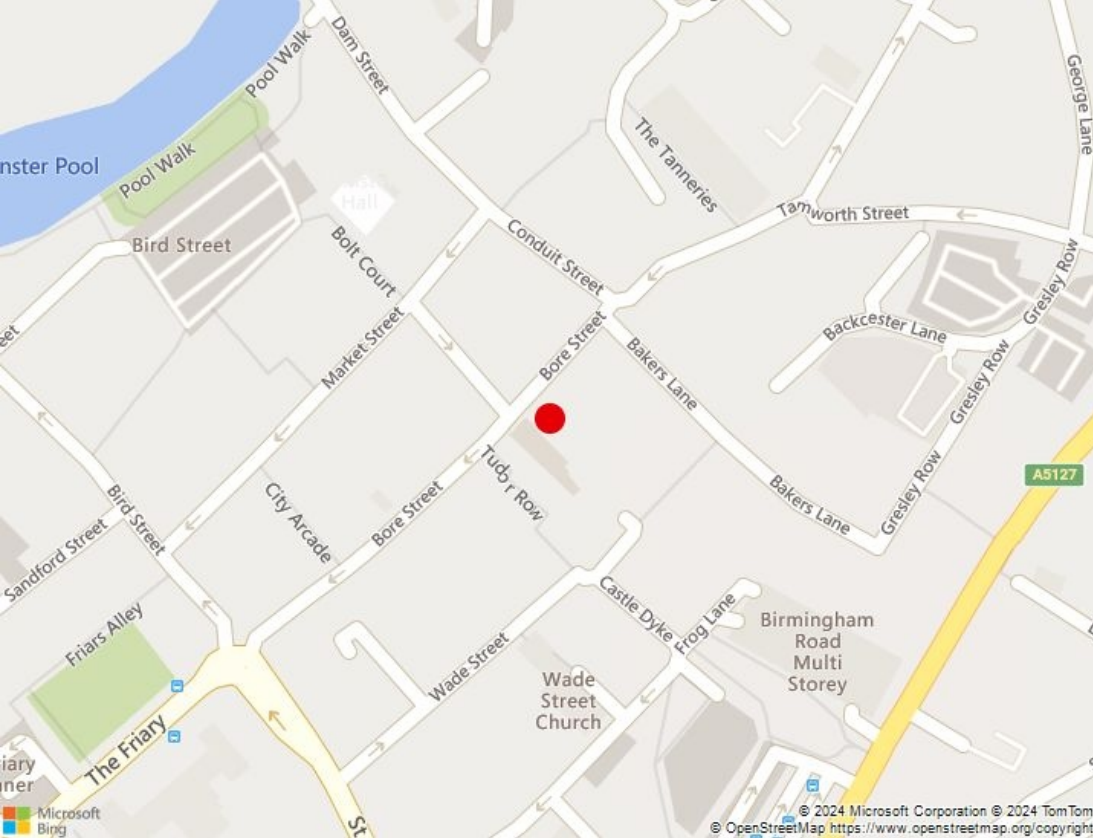


RETAIL UNIT TO LET

36 Bore Street, Lichfield, Staffordshire, WS13 6LU

1,107 SqFt (102.84 SqM) | £26,500 per annum exclusive





KEY FEATURES

- Located within the heart of Lichfield City Centre
- Prominently located on Bore Street
- Self Contained Unit
- Potential for alternative uses, subject to the necessary consents
- Surrounded by national and independent retailers
- New Lease

LOCATION

The premises are located within the pedestrianised section of Bore Street close to its interchange with Breadmarket Street with neighbouring retailers to include **White Stuff**, **Café Nerro** and **Loafers Sandwich Bar**.

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.

DESCRIPTION

The premises comprise a self-contained ground floor retail unit providing ground floor sales area which currently retains a counter to the front, with kitchen extraction to the rear, leading through to office/storage, WC and further storage area. There is also rear access to a service yard.

| Area | SqFt | SqM |
|-------------------------|--------------|---------------|
| Ground Floor Sales | 823 | 76.46 |
| Ground Floor Ancillary | 278 | 25.83 |
| Total Floor Area | 1,107 | 102.84 |



36 Bore Street, Lichfield, Staffordshire WS13 6LU



TERMS

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

ASKING RENT

£26,500 per annum exclusive

EPC

Energy Performance Rating C53 Certificate available on request.

BUSINESS RATES

Rateable Value £20,250 obtained from the Valuation Office Rating List. Businesses may benefit from small 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 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



0121 321 3441
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.



50 metres

Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 03/05/2024

Created By: Burley Browne

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com

