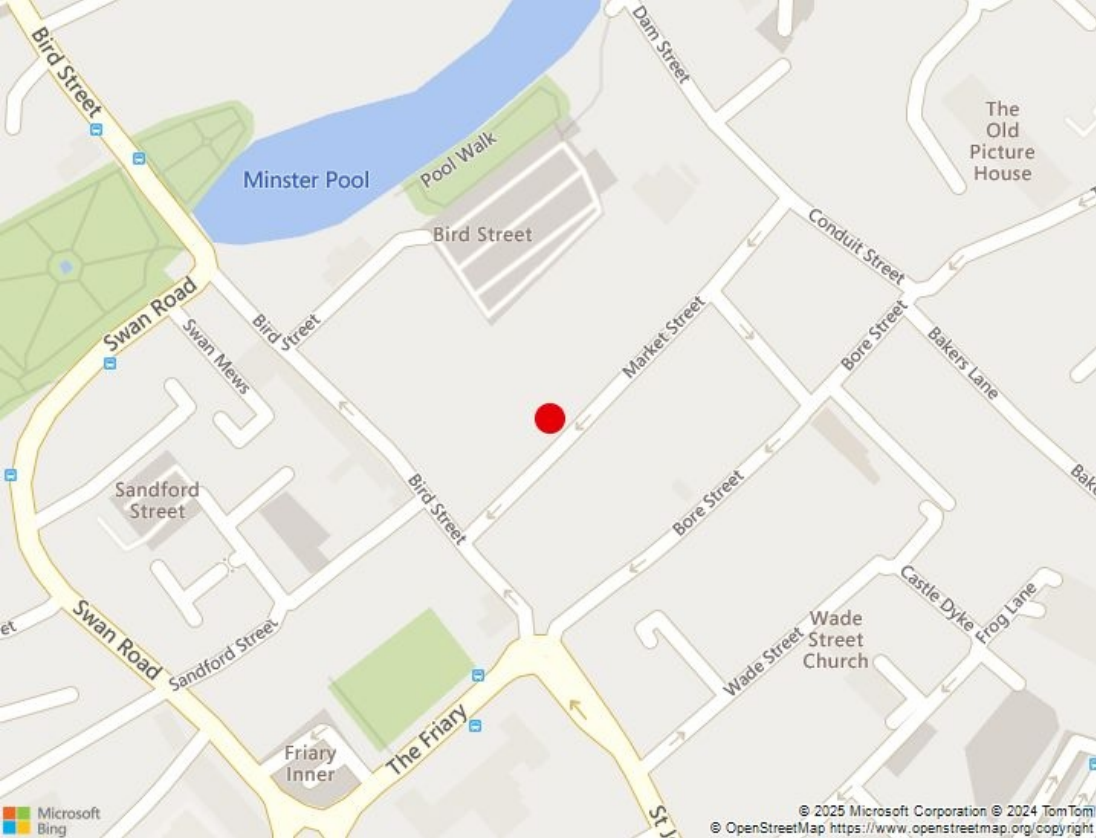


SUBSTANTIAL RETAIL UNIT TO LET

19 Market Street, Lichfield, Staffordshire, WS13 6JX

6,615 SqFt (614.53 SqM) | £62,500 per annum exclusive





KEY FEATURES

- Prominent self contained retail unit
- Prime position in the heart of Lichfield
- Presence onto Bird Street car park.
- Adjacent to New Look and Subway
- Close to Greggs, Waterstones, and Loungers to name a few.

LOCATION

The property is prominently situated on Market Street, a popular pedestrianised location in the heart of Lichfield City Centre. Lichfield is a thriving Cathedral City offering a strong mix of local independent and national occupiers and the property is located immediately adjacent to **Subway** and **New Look**, with the likes of **Greggs**, **Loungers**, **White Stuff**, **Fat Face** and **Waterstones** in close proximity.

DESCRIPTION

The premises providing a substantial ground floor sales area with ancillary rear storage and loading with staff room, stores and WCs at first floor. The property also backs onto Bird Street car park, which remains the principal car park within the city, and also provides access for loading / unloading with a walkthrough to Market Street along the side of the property. A self contained 2 bed flat is available by separate negotiation - full details on request.

Area	SqFt	SqM
Ground Floor Sales Area	4,559	423.53
Ground Floor Ancillary	1,468	136.38
First Floor Ancillary	588	54.63
Total Floor Area	6,615	614.53



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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

£62,500 per annum exclusive

EPC

Energy Performance Rating D-85. Certificate available on request.

BUSINESS RATES

Rateable Value £42,000

Rates Payable 2024/2025 £20,958 prior to any transitional arrangements.

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:



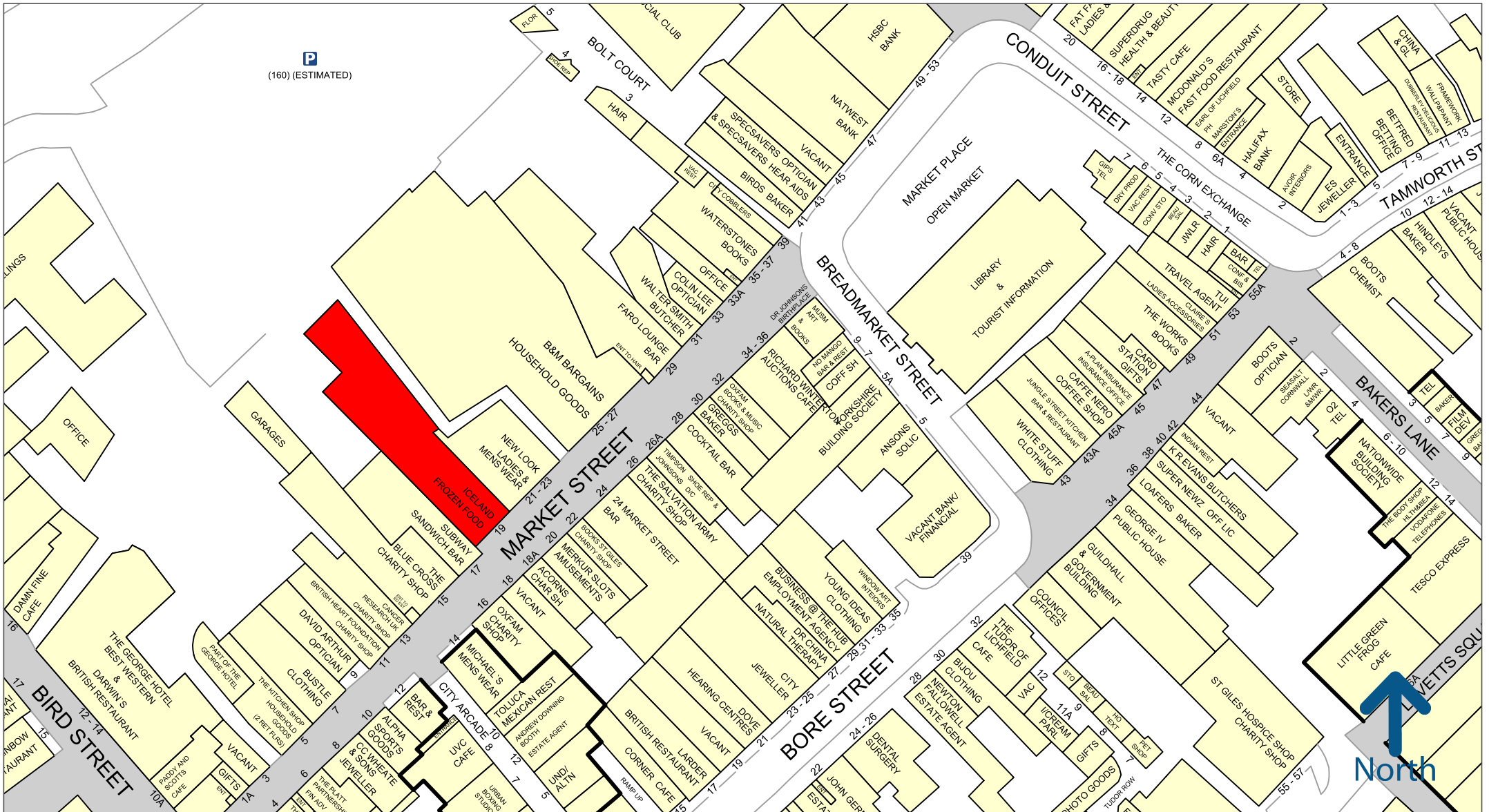
David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

19 Market Street, Lichfield, Staffordshire WS13 6JX



50 metres

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Created By: Burley Browne

For more information on our products and services:

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