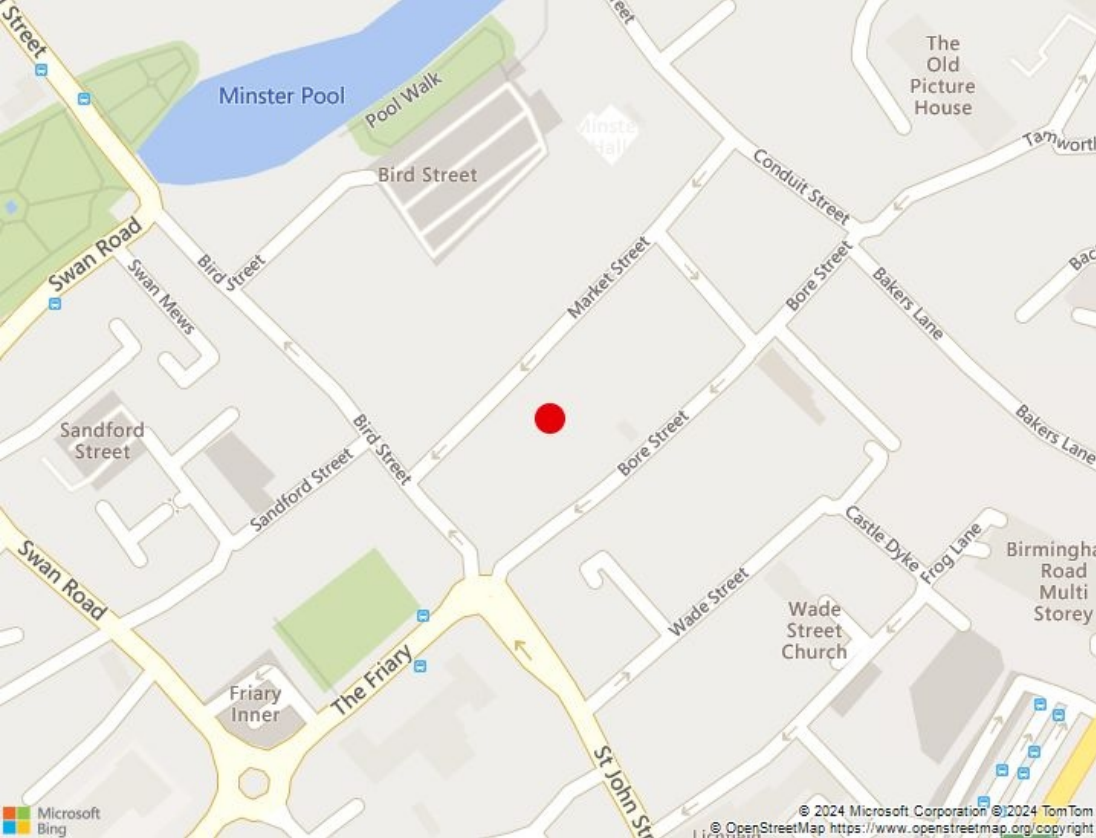


RETAIL UNIT TO LET

4 - 6, City Arcade, Market Street, Lichfield, Staffordshire, WS13 6LY

1,336 SqFt (124.11 SqM) | £23,500 per annum exclusive





KEY FEATURES

- Lichfield is a thriving Cathedral City
- Popular and newly refurbished City Arcade
- Home to exciting independent operators
- Substantial glazed frontage

LOCATION

City Arcade has been transformed back to its rightful place as a destination in its own right and provides an important link to the City's main retail and business thoroughfare of Bore Street and Market Street. City Arcade provides a vibrant mix of local, independent, regional and national operators to include Patty Freaks Burgers, ToLuca Mexican Bar & Grill, Encore Bar & Kitchen together with Andrew Downing Booth, Connells and Dixons Estate Agents.

DESCRIPTION

Double fronted retail unit situated within a modern shopping parade, providing ground floor sales area, ancillary storage, kitchenette and WC. The premises are suitable for a variety of uses including retail, professional services, coffee shop or high end bar / restaurant.



Area	SqFt	SqM
Ground Floor Sales	899	83.52
Ancillary Storage	437	40.6
Total Floor Area	1,336	124.11

4 - 6, City Arcade, Market Street, Lichfield, Staffordshire WS13 6LY



TERMS

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

ASKING RENT

£23,500 per annum exclusive

EPC

Energy Performance Rating D-100. Certificate available on request.

BUSINESS RATES

Previous Rateable Value £17,500 Rates Payable 2024/2025 £8,732.50 prior to any transitional arrangements or small business relief.

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 to 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

4 - 6, City Arcade, Market Street, Lichfield, Staffordshire WS13 6LY



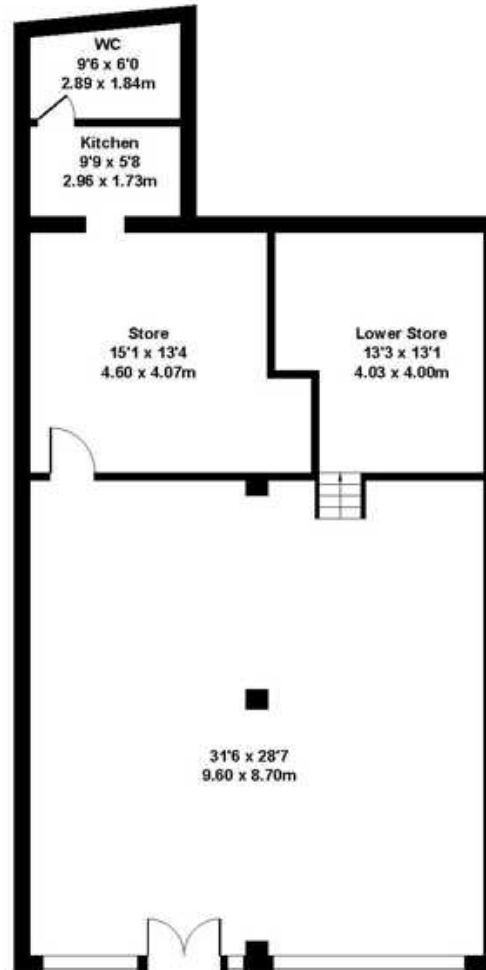
0121 321 3441
www.burleybrowne.co.uk



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.

4/6 City Arcade, Lichfield



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

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.