



OFFICES WITH PLANNING FOR 6 APARTMENTS FOR SALE

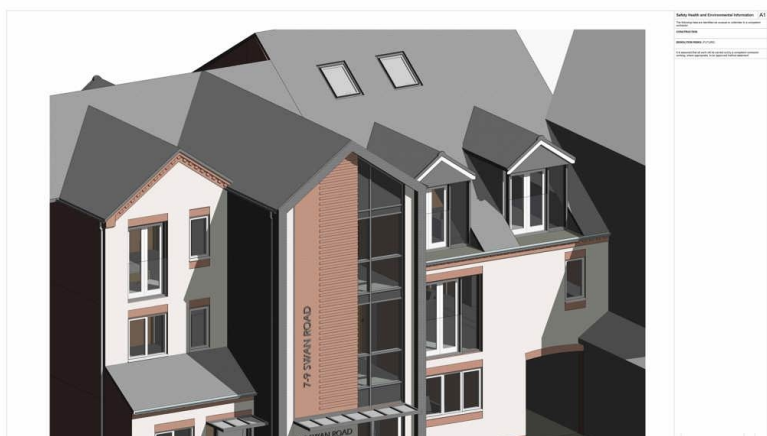
7 - 9 Swan Road, Lichfield, Staffordshire, WS13 6QZ



4,004 SqFt (371.97 SqM) | Guide Price - Offers Around £750,000

Key Features

- Planning permission granted for 6 apartments
- Excellently located close to Lichfield City Centre
- Each apartment comes with 1 car parking space
- Likely to be of interest to developers, builders and investors
- Close to all amenities
- Within short driving distance of the A5, A38, M6 and M6 Toll



LOCATION

The property is prominently situated fronting Swan Road close to its junction with Queen Street and Sandford Street in the heart of Lichfield City Centre. Lichfield is a thriving cathedral city located 15 miles north east of Birmingham and neighbours Tamworth to the east and Sutton Coldfield to the south. Lichfield benefits from excellent road links via the M6 Toll, M6, M42 and the M5 and rail links to Birmingham City Centre on the cross city line and London and Glasgow via the west coast mainline.

DESCRIPTION

The property comprises a three storey office building which has been refurbished to provide good quality offices arranged over three floors providing open plan and cellular rooms. Externally, car parking is available within a secure rear car park.

Planning permission has been obtained for 6 apartments with associated internal remodelling, 1 single storey rear extension, 1 full height rear extension & associated adjustments to the front & rear facades, alongside external works within a conservation area. Each apartment comes with 1 car parking space.

The decision document and associated plans are available via the data room on our website (subject to registration) or click [here](#).

Area	SqFt	SqM
Ground Floor	1,163	108.04
First Floor	1,390	129.13
Second Floor	1,451	134.8
Total Floor Area	4,004	371.97

TERMS

Freehold sale with vacant possession.

ASKING PRICE

Guide Price - Offers Around - £750,000

BUSINESS RATES

Rateable Value £30,250 Rates Payable 2023/2024 - £15,094.75 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.

EPC

A full copy of the Energy Performance Certificate is 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 we understand will be applicable.

VIEWING

Strictly by prior appointment, please contact:

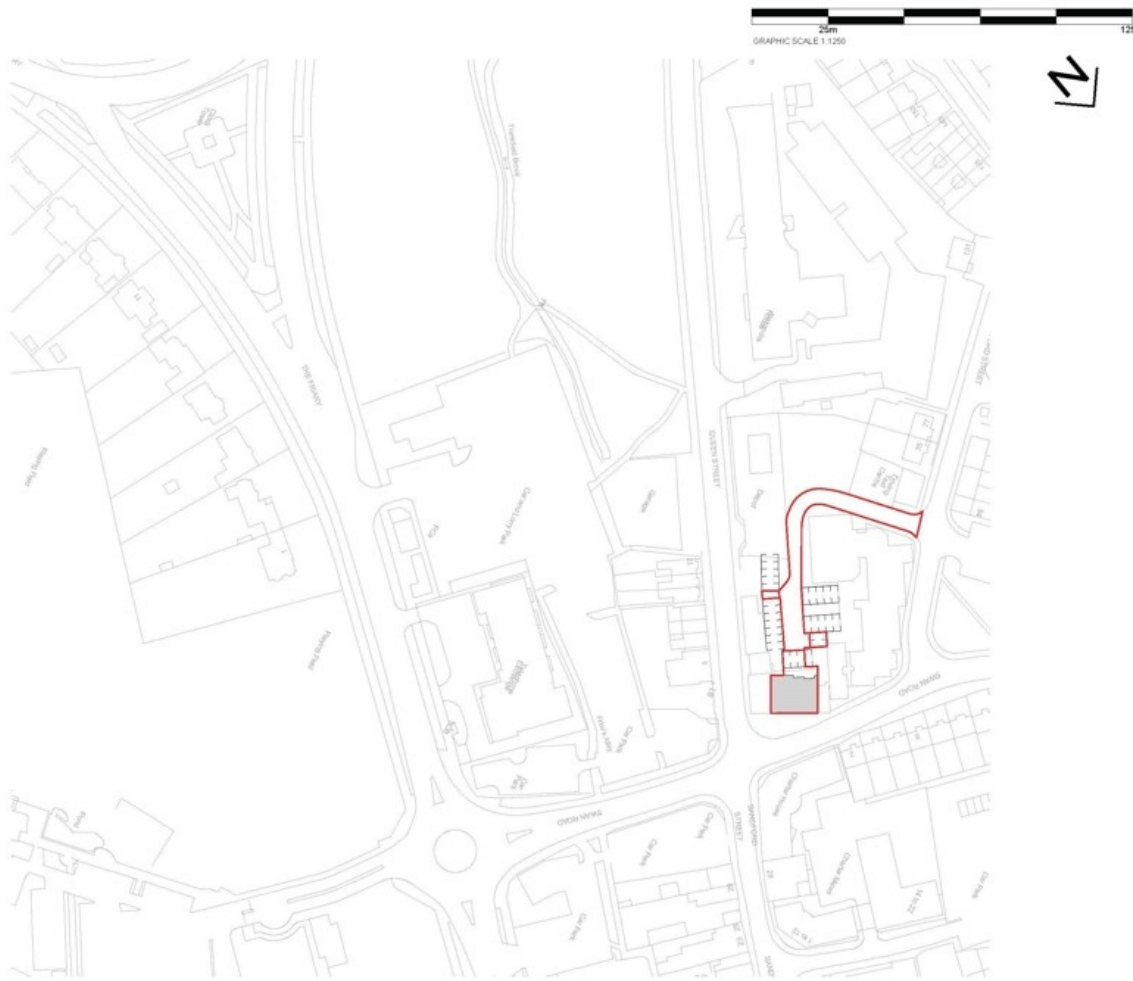


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Site Location Plan
1 : 1250

Safety Health and Environmental Information **A3**

The following risks are identified as unusual or unfamiliar to a competent contractor

CONSTRUCTION

DEMOLITION RISKS (FUTURE)

It is assumed that all work will be carried out by a competent contractor working, where appropriate, to an approved method statement

Application site inc. right of access

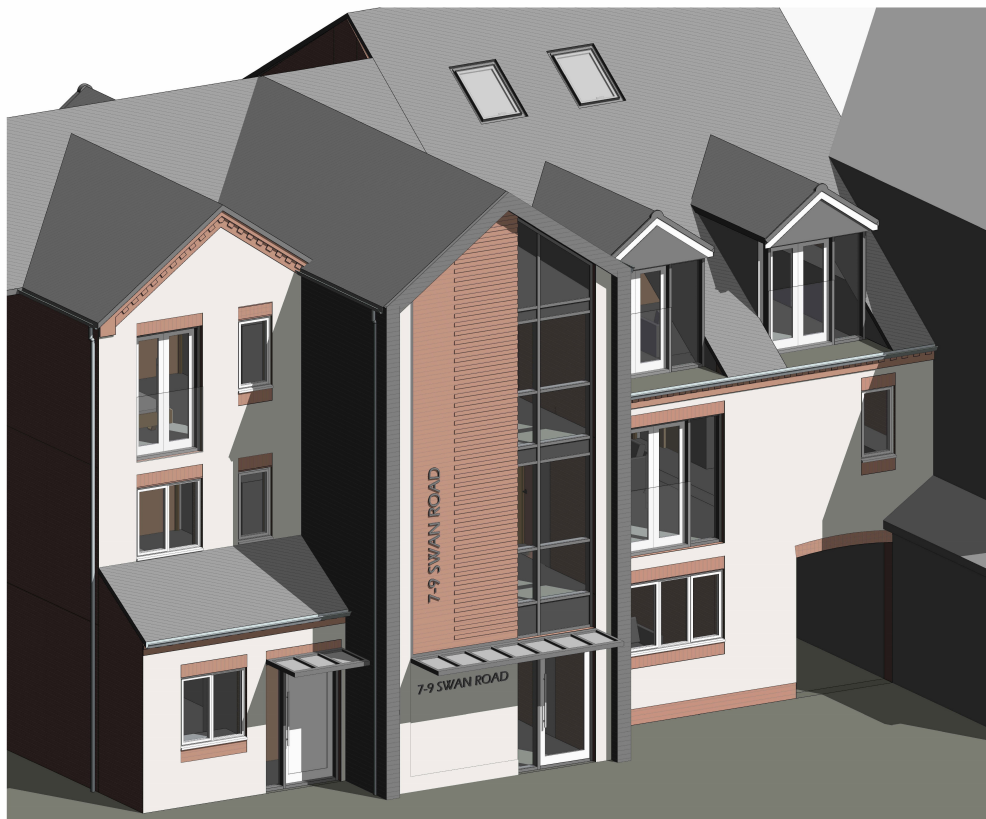
C	Red and Blue Line Boundary Amended	25/08/24	HK / AH
B	Planning Issue	31/07/24	HK / AH
A	Final Issue	28/05/24	HK / AH
REV	DATE	BY	SCALE

bhb architects LICHFIELD 01453 212357
CHELTENHAM 01242 211100

7-9 Swan Road
Site Location Plan
Neil Mearstone & Phil Derry

DRW	CHK	SCALE
19/05	AH	As Indicated @ A3

Green REGISTER



3D View Showing Proposed Rear Elevation & Entrance Area In the