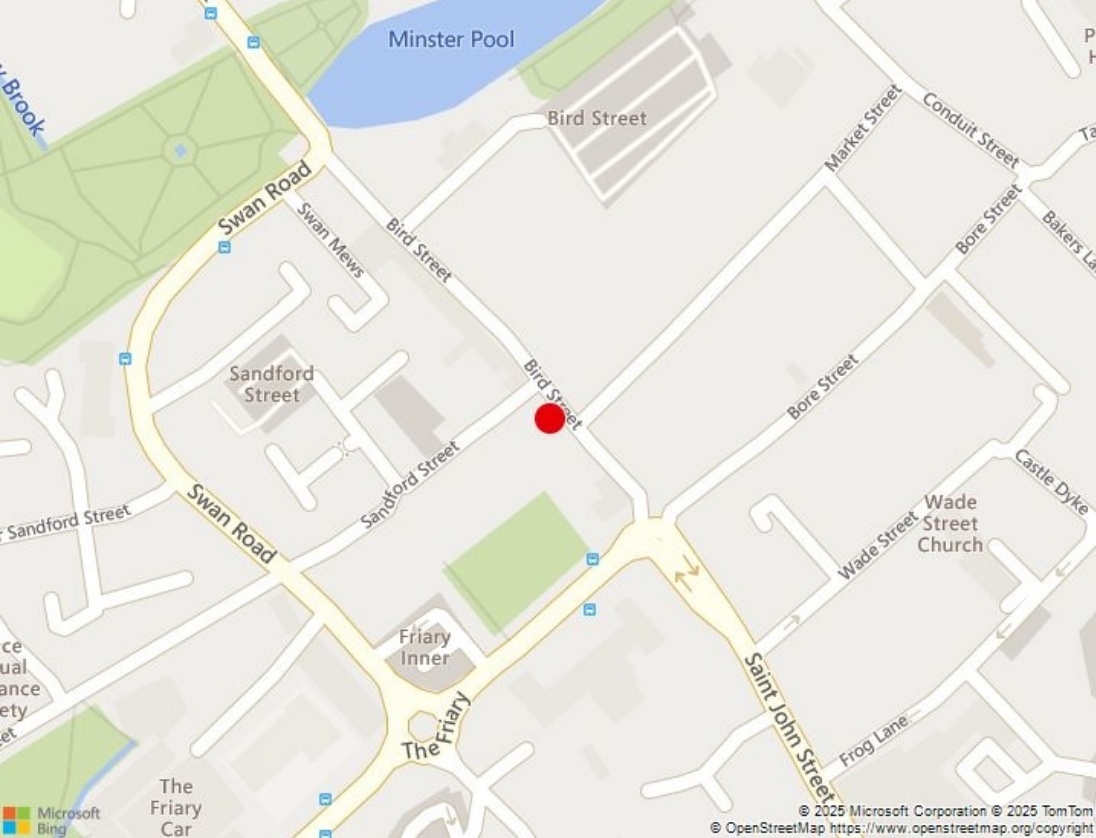


# RETAIL UNIT TO LET

11 Bird Street, Lichfield, Staffordshire, WS13 6PW

918 SqFt (85.28 SqM) | £25,000 per annum exclusive





## KEY FEATURES

- Prominent self-contained retail unit
- Located in the heart of Lichfield City Centre
- Suitable for a variety of uses
- Adjacent to Walkabout and The George Hotel
- Close to Poms Kitchen, Melbourne Coffee, ASK and Ego

## LOCATION

The property is situated in a prime position on Bird Street, a popular location in the heart of Lichfield City Centre. Lichfield is a thriving cathedral city offering a strong mix of local, independent and national retail, restaurant and bar operators. within Lichfield City Centre.

Bird Street provides a popular day and nighttime destination with a number of independent and national occupiers including **Poms, Melbourne Coffee, Walkabout, The Winehouse, ASK Italian and Ego.**

Lichfield is located 15 miles north east of Birmingham and also neighbours the conservations of Tamworth to the east and Sutton Coldfield to the South.

## DESCRIPTION

The self-contained ground floor retail unit provides a main sales area leading up to a partitioned office / treatment room with further kitchen, WC and stores off. Rear access for loading and unloading.

Area	SqFt	SqM
Ground Floor Retail	814	75.62
Ancillary Stores & Kitchen	104	9.66
<b>Total Floor Area</b>	<b>918</b>	<b>85.28</b>



11 Bird Street, Lichfield, Staffordshire WS13 6PW



## TERMS

The premises are available by way of 5 year lease or multiples thereof.

## ASKING RENT

£25,000 per annum exclusive

## EPC

Energy Performance Certificate available upon request

## BUSINESS RATES

Rateable Value £13,750

Businesses may benefit from small business rate relief 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 we understand will not be applicable.

## VIEWING

Strictly by prior appointment, please contact:

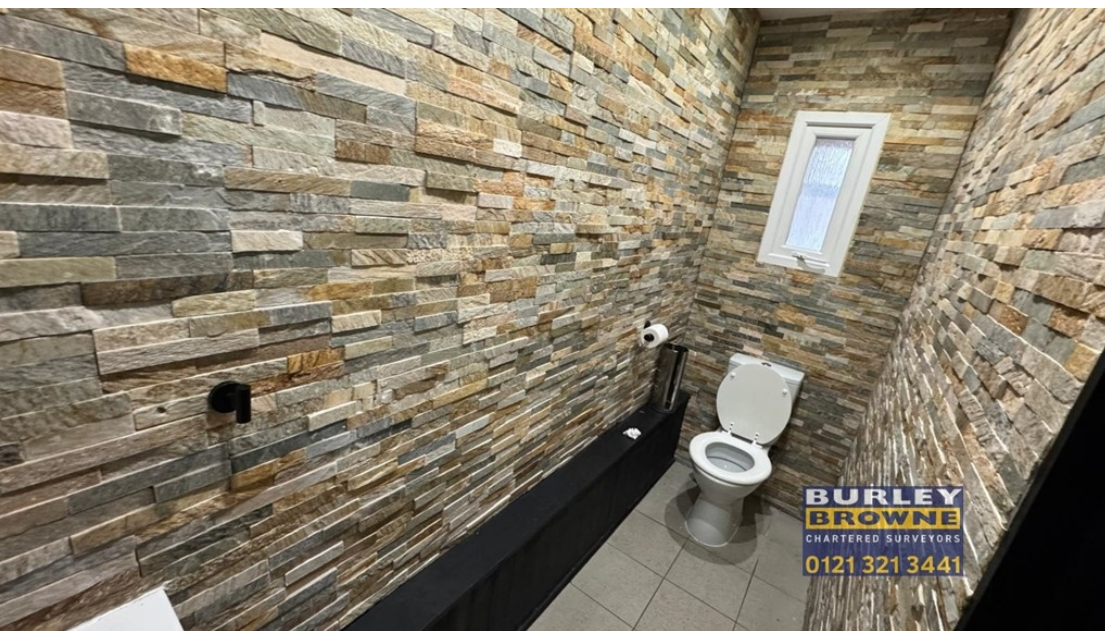


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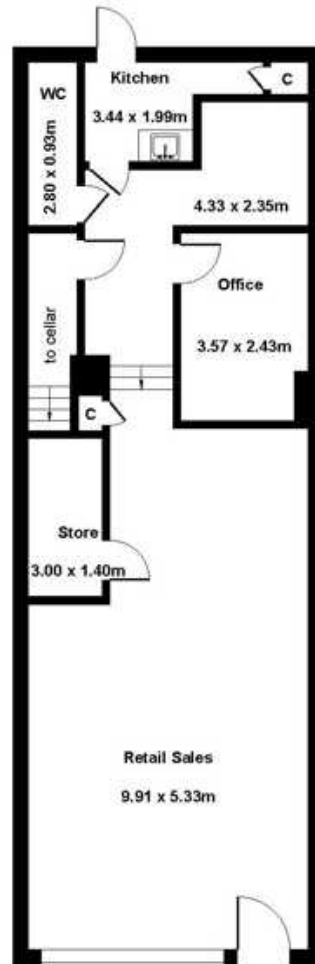
0121 321 3441  
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

## 11 Bird Street Lichfield



Not to Scale. Produced by The Plan Portal 2025  
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