

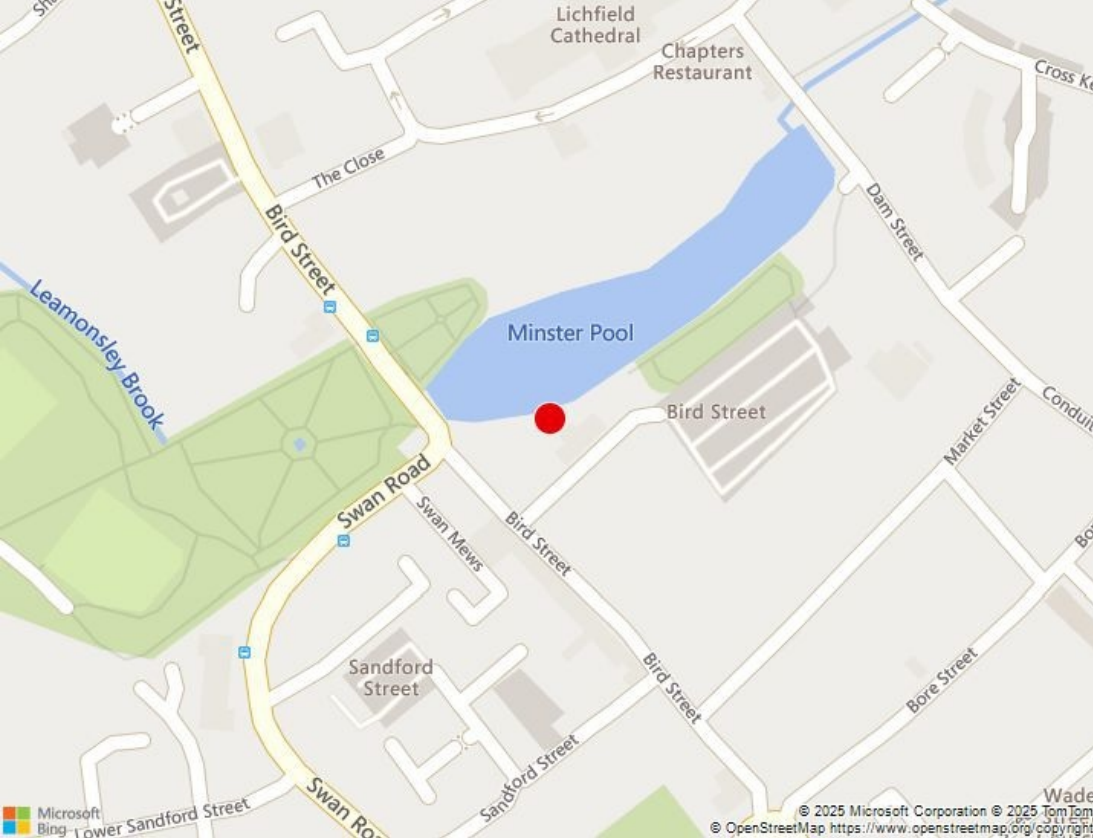
# MODERN CHARACTER OFFICES TO LET

Minster House, Minster Pool Walk, Lichfield, Staffordshire, WS13 6QT

1,254 SqFt (116.5 SqM) | £27,500 per annum exclusive







## KEY FEATURES

- Located on Minster Pool Walk, with views over the Pool and Lichfield Cathedral
- Self contained
- Recently refurbished
- Over two floors
- Separate kitchen and Male & Female WCs

## LOCATION

The property is situated on Minster Pool Walk, a prime position to the back of Bird Street Car Park within Lichfield City Centre. The central pedestrianised area is situated to the rear of the property leading onto Market Street and Bore Street whilst The Three Spires Shopping Centre is within easy walking distance. The property is excellently placed for access to all city centre amenities including Lichfield City railway station, bus terminus, Beacon Park, Minster Pool and Lichfield Cathedral.

## DESCRIPTION

The subject property is a well presented self contained accommodation over ground and lower ground floor and has recently been refurbished to a high standard. The property benefits from a two private access points, large kitchen, male and female WCs, plaster painted walls, character features, new carpet tiles and lighting.

| Area                    | SqFt         | SqM          |
|-------------------------|--------------|--------------|
| Ground Floor            | 681          | 63.26        |
| Lower Ground Floor      | 573          | 53.23        |
| <b>Total Floor Area</b> | <b>1,254</b> | <b>116.5</b> |



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## TERMS

The premises are available by way of a new lease, the terms for which are to be negotiated.

## ASKING RENT

£27,500 per annum exclusive

## SERVICE CHARGE

A contribution towards the service charge is payable towards maintaining the common areas together with the exterior of the building. Further details are available upon request.

## 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 to be responsible for their own legal costs in this transaction.

## VAT

All figures are quoted exclusive of VAT which we believe is to be payable.

## VIEWING

Strictly by prior appointment, please contact:



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