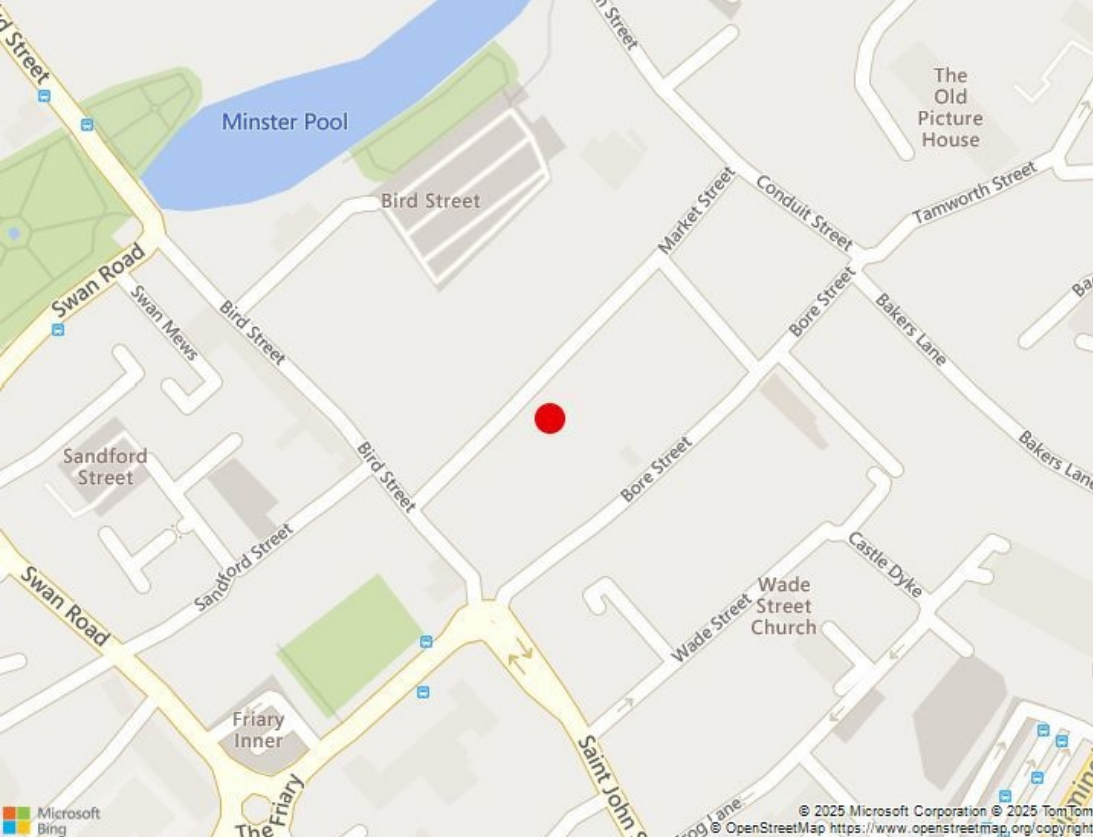


# REFURBISHED OFFICES TO LET

First & Second Floors, 34-36 Market Street, Lichfield, Staffordshire, WS13 6LH

655 - 1,412 SqFt (60.85 - 131.17 SqM) | £13,000 - £27,500 per annum exclusive





## KEY FEATURES

- Available as a whole or split by floor
- Full refurbishment completed March 2025
- Prime position in the heart of Lichfield
- Self-contained
- Close proximity to Bird Street Car Park

## LOCATION

The property is prominently situated on the pedestrianised Market Street, a popular and thriving location in the heart of Lichfield City Centre. Lichfield is a thriving Cathedral City offering a strong mix of local independent and national occupiers including Waterstones, Oxfam and the Samuel Johnson Museum.

Lichfield is located 15 miles north east of Birmingham, and also neighbours the conurbations of Tamworth to the east and Sutton Coldfield to the south.

## DESCRIPTION

The subject property is available as a whole or separately and is laid out across the first and second floors and accessed via a private ground floor entrance via a spiral staircase. The suites are self-contained with newly installed modern kitchens and male/female WCs. The property benefits from wall panelling and new carpet tiles, LED lighting and heating system. The thermal efficiency of the property has been improved with upgraded wall linings and secondary glazing.



Area	SqFt	SqM
First Floor	655	60.85
Second Floor	757	70.33
<b>Total Floor Area</b>	<b>1,412</b>	<b>131.17</b>

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## TERMS

The premises are to be offered by way of a new internal repairing and insuring lease for a term of five years or multiple thereof.

## ASKING RENT

£13,000 - £27,500 per annum exclusive

## SERVICE CHARGE

A small contribution towards the repair and maintenance of the communal areas will be payable. Further details available upon request.

## EPC

A full copy of the Energy Performance Certificate available upon request.

## BUSINESS RATES

Requires reassessing for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) 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. 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 are quoted exclusive of VAT which will be payable.

## VIEWING

Strictly by prior appointment, please contact:



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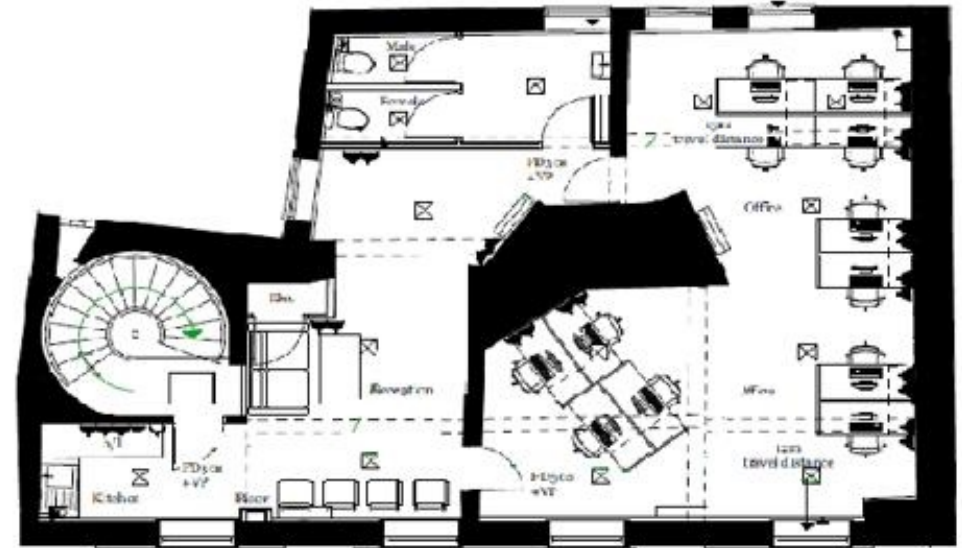
Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be 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.

## Indicative Plans



First Floor



Second Floor