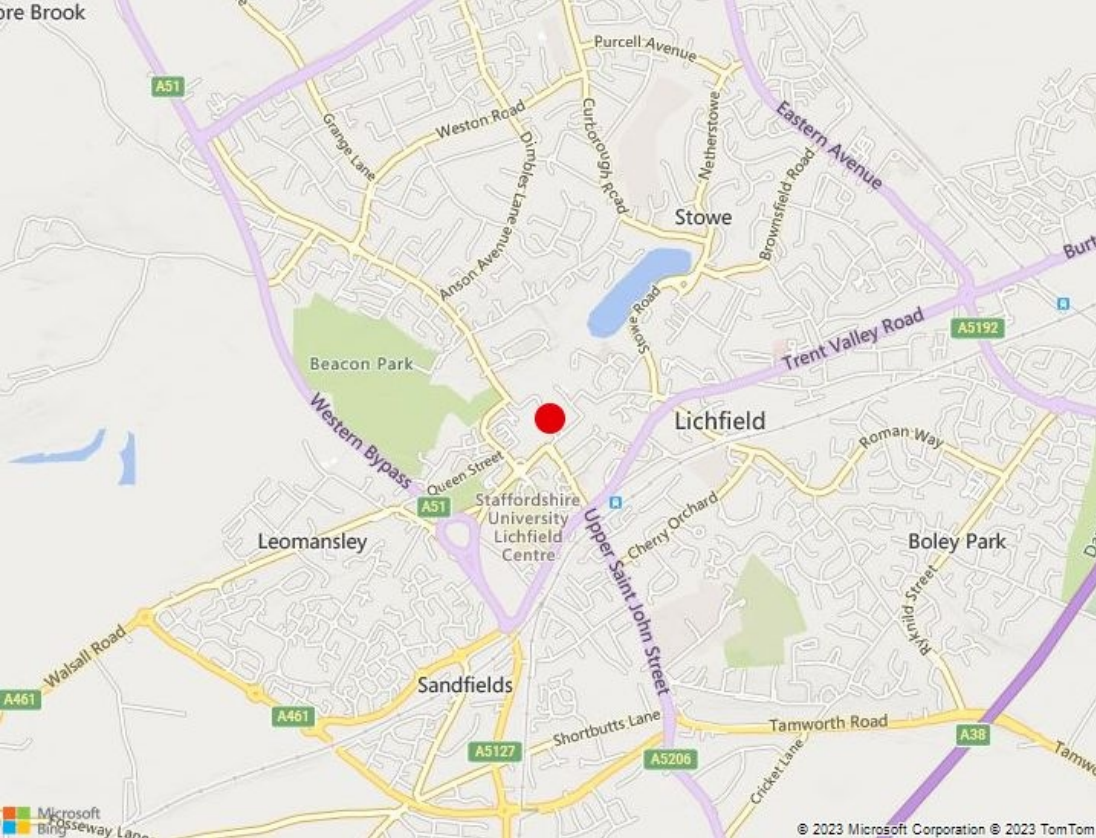


RETAIL UNIT TO LET

21-23 Market Street, Lichfield, Staffordshire, WS13 6JX

2,157 SqFt (200.39 SqM) | £47,500 per annum exclusive





KEY FEATURES

- Prominent self contained retail unit
- Double fronted
- Prime position in the heart of Lichfield
- Adjacent to Iceland and B&M
- Close to Greggs, Waterstones and Loungers to name a few.

LOCATION

The property is prominently situated on the pedestrianised Market 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. The property is located immediately adjacent to **Iceland** and **B&M**, and within close proximity to the likes of **Waterstones**, **Loungers (Faro Lounge)**, **Fat Face**, **Greggs** and **McDonalds**.

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 premises comprise self-contained retail accommodation providing ground floor sales area with ancillary office / storage and rear yard for loading / unloading together with first floor ancillary storage, staff room and WC's.

Area	SqFt	SqM
Ground Floor Sales Area	1,632	151.61
Ground Floor Staff / Office	147	13.66
First Floor Ancillary	378	35.12
Total Floor Area	2,157	200.39



21-23 Market Street, Lichfield, Staffordshire WS13 6JX



LEASE

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

ASKING RENT

£47,500 per annum exclusive

EPC

Energy Performance Certificate Rating E - 104

BUSINESS RATES

Rateable Value £35,750 Rates Payable 2023/2024 £17,839.25 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 will 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



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.



50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885



Experian Goad Plan Created: 05/06/2023

Created By: Burley Browne

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011