



# SELF-CONTAINED FIRST & SECOND FLOOR OFFICES - TO LET

First & Second Floors, 21 Bore Street, Lichfield, Staffordshire, WS13 6LZ



1,065 SqFt (98.94 SqM) | £10,500 per annum exclusive

## Key Features

- Well presented cellular offices within period property
- Positioned within the heart of Lichfield City Centre
- Public parking nearby
- Self contained access from Bore Street
- New Lease
- Near to Lichfield Bus Station & Lichfield City Railway Station



## LOCATION

The premises comprise an attractive Grade II Listed building occupying a prominent position within the heart of Lichfield City Centre and fronting Bore Street towards the junction with Bird Street and St John Street. The property adjoins City Jewellers in a popular position. Other notable occupiers in the immediate vicinity include Dove Hearing, Upstairs by Tom Shepherd, Dixons Estate Agents, Connells Estate Agents, The Tudor of Lichfield and John German Estate Agents. A number of nearby pay and display car parks are within easy walking distance.

## DESCRIPTION

The subject property comprises self-contained office premises situated over first and second floors. An entrance hallway leads to a staircase and landing area. Two offices are available to the front of the building with a further office, two WCs and kitchen leading off the landing to the rear. The second floor provides an additional three offices with loft storage.

Area	SqFt	SqM
FIRST FLOOR	510	47.38
SECOND FLOOR	555	51.56
<b>Total Floor Area</b>	<b>1,065</b>	<b>98.94</b>

## LEASE

The property is available on the basis of a new Internal Repairing and Insuring lease plus Service Charge, the terms for which are to be agreed by negotiation.

## ASKING RENT

£10,500 per annum exclusive

## SERVICE CHARGE

A Service Charge will be payable for the maintenance of the exterior of the property. Further details on request.

## BUSINESS RATES

Rateable Value - £8,300.

Rates Payable 2023/2024 £4,141.70 prior to any transitional arrangements or small business relief.

However, businesses may benefit from 100% business rate relief on this property and interested parties are, therefore, advised to make their own enquiries with the local authority (Lichfield) for verification purposes.

## EPC

Energy Performance Asset Band Rating D - 85.

## 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 is to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT, which we understand is not payable in this instance - solicitors to confirm.

## VIEWING

Strictly by prior appointment. Please contact:



Ben Nicholson MRICS

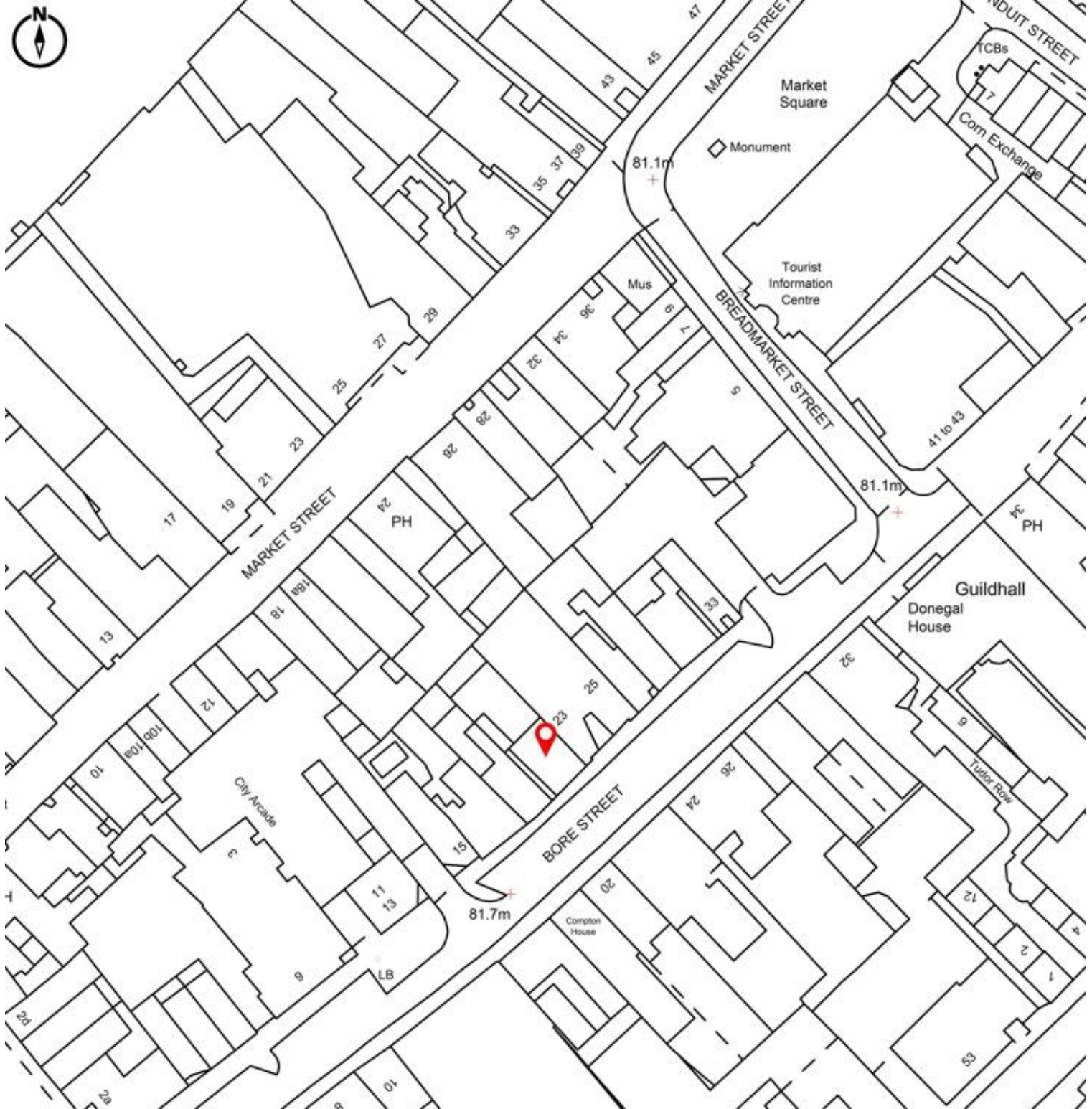
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**First & Second Floors, 21 Bore Street, Lichfield, Staffordshire WS13 6LZ**





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