



RETAIL / OFFICE UNIT TO LET

Unit 2 Friary Alley, City Point, Sandford Street, Lichfield, Staffs, WS13 6QB



730 SqFt (67.82 SqM) | £17,500 per annum exclusive

Key Features

- Excellent location within Lichfield City Centre
- Modern mixed use development
- One car parking space is included
- Opposite Premier Inn and pay & display car park
- Offering open plan retail/office area with single WC
- Suitable for retail / office uses



LOCATION

City Point is a modern, mixed use development comprising a variety of commercial units together with 1 & 2 bedroom apartments, occupying a prominent position on the corner of Swan Road and The Friary Road. Situated in the heart of Lichfield City Centre within an established commercial location immediately opposite The Premier Inn and close to the central pedestrianised area.

DESCRIPTION

The premises benefit from powder coated aluminium shop front and provides an open plan retail / office area to include a glass partitioned office together with rear office, open kitchen and separate WC. 1 allocated parking space is included within the secure rear car park.

Area	SqFt	SqM
Total Floor Area	730	67.82
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LEASE

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

ASKING RENT

£17,500 per annum exclusive

SERVICE CHARGE

The landlord is to maintain the structure and exterior of the premises together with common areas including rear car park. The tenant is to pay a due proportion of the service charge, currently £700 per quarter which covers the above, window cleaning, bins, general maintenance of communal areas, CCTV and building insurance.

BUSINESS RATES

Rateable Value £14,250 obtained from the Valuation Office Rating List

However, businesses may benefit from small business rates relief in 2023/24 on this property. Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes

EPC

Energy Performance Certificate 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.

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:

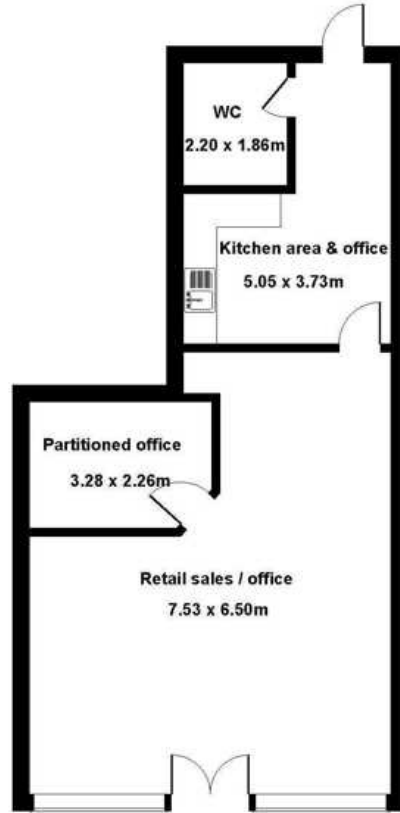


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Unit 4 City Point, Lichfield



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