



# RETAIL / RESTAURANT / LEISURE OPPORTUNITY TO LET / MAY SELL

Old Picture House, Tamworth Street, Lichfield, Staffs, WS13 6JP



3,972 SqFt (369 SqM) | To Let - £65,000 per annum exclusive / May Sell - Price on Application

## Key Features

- Located in the heart of Lichfield City Centre
- The property provides a ground floor retail unit finished to a shell specification
- Immediately Available
- The Old Picture House is a brand new mixed use development
- External forecourt seating area
- A sale of the freehold will be considered.



## LOCATION

The Old Picture House is a brand new mixed use development providing a brand new commercial unit together with 38 premium one and two bedroomed apartments. Being prominently located on Tamworth Street immediately adjacent to its junction with Lombard Street 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 with notable occupiers to include Ego Mediterranean, Ask Italian, Wetherspoons, Costa Coffee, Fat Face and Premier Inn to name just a few. Lichfield also benefits from excellent road links via the motorway network to include M6 Toll, M6, M42 and M5 together with rail links to Birmingham City Centre on the Cross City Line and to London and Glasgow via the West Coast mainline.

## DESCRIPTION

Open plan ground floor commercial unit finished to a shell specification to include shop front glazing to front and side elevations and incorporating modern folding/sliding doors to the front elevation.

External forecourt seating area.

Area	SqFt	SqM
Ground Floor	3,972	369
<b>Total Floor Area</b>	<b>3,972</b>	<b>369</b>

## TERMS

The ground floor commercial premises are available by way of a new 15 year lease on effective FRI lease subject to 5 yearly reviews.

Alternatively, a sale of the freehold will be considered - full details on application.

## ASKING PRICE / RENT

Price on Application / £65,000 per annum exclusive

## BUSINESS RATES

To be re-assessed for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

## EPC

Assessment awaited

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT which may be applicable - solicitors to confirm.

## VIEWING

Strictly by prior appointment, please contact:



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