



# GROUND FLOOR RESTAURANT / BAR UNIT TO LET / MAY SELL

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



**3,972 SqFt (369 SqM) - may split | To Let - £65,000 pax | Sale - on application**

## Key Features

- Located in the heart of Lichfield City Centre
- Consideration will be given to splitting to provide two smaller units
- Immediately Available
- Ground floor retail unit finished to a shell specification
- External forecourt seating area
- A sale of the freehold will be considered.



## LOCATION

The Old Picture House is a new mixed use development fronting Tamworth Street in the heart of Tamworth Town Centre providing a ground floor commercial unit with 38 premium one and two bedroomed apartments above. Neighbouring bar and restaurant occupiers on Tamworth Street include **The Quill and Scholar, Wetherspoons, Beerbohn and Poquito Tapas**.

Lichfield is a thriving Cathedral City offering a strong mix restaurant and bar operators to include Michelin starred **Upstairs by Tom Shepherd, Larder, Ego Mediterranean, Ask Italian**, and **Costa Coffee** with **Everyman Cinema** and **The Botanist** announced as part of the Debenhams redevelopment.

## DESCRIPTION

Open plan ground floor commercial unit finished to a shell specification to include modern folding/sliding doors to the front and glazing to the side elevations. External forecourt seating area.

**Consideration will be given to splitting the unit to provide two smaller units - details on application.**

Area	SqFt	SqM
Ground Floor (may split)	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.

## RENT / ASKING PRICE

To Let - £65,000 per annum exclusive

For Sale - on application

## 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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