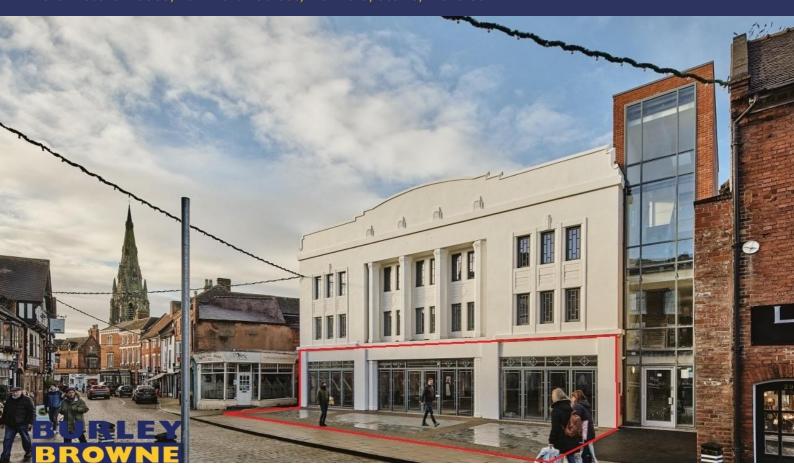


GROUND FLOOR RESTAURANT / BAR UNIT TO LET / MAY SELL

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 andglazing 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
Total Floor Area	3,972	369

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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