



FREEHOLD WITH RESIDENTIAL DEVELOPMENT POTENTIAL FOR SALE

149-151 Beacon Street, Lichfield, Staffordshire, WS13 7BG



0.2 Acres (0.08 Hectares) | Offers Around £425,000

Key Features

- Excellently located close to Lichfield City Centre
- Likely to be of interest to local developers, builders and investors
- Close to Morrisons Supermarket
- Planning permission (now lapsed) for one bed apartments plus conversion of existing)



LOCATION

The property is located on Beacon Street in Lichfield a short distance from Abnalls Lane which provides access to the A51 western bypass. The premises are just under half a mile to the north west of Lichfield City Centre and the premises are also within close proximity to Morrisons Supermarket which itself is situated just off Beacon Street.

Lichfield is a thriving cathedral city located 50 miles north east of Birmingham and neighbours Tamworth to the east and Sutton Coldfield to the south. Lichfield benefits from excellent road links via the motorway network to include M6Toll, M6, M42 and the M5 and rail links to Birmingham City Centre on the cross city line and London and Glasgow via the west coast mainline.

DESCRIPTION

The premises have historically been utilised as a convenience store with residential accommodation above.

PLANNING

A planning consent has previously been granted but now lapsed for the erection of 4 one bedroomed apartments to the rear together with the refurbishment of the existing ground and first floor accommodation fronting Beacon Street to provide two, one bed roomed apartments to the ground floor and a two bed roomed apartment to the first floor.

TERMS

Freehold sale of the land and buildings.

ASKING PRICE

Offers around £425,000.

BUSINESS RATES

Rateable Value £8,600

Businesses may benefit from 100% business rate relief. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

Assessment awaited

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 will be responsible for their own legal costs incurred in the transaction, although the proposed purchaser's solicitor is to provide an undertaking to cover the sellers legal costs in the event that they withdraw once a sale is agreed and solicitors instructed.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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