

# RETAIL PREMISES FOR SALE / MAY LET

57 Tamworth Street, Lichfield, Staffordshire, WS13 6JW

896 SqFt (83.24 SqM) | £285,000 offers in the region of / On Application





## KEY FEATURES

- Prominent City Centre location.
- Walking distance of Lichfield City Railway Station.
- Recently fully refurbished.
- Suit for a variety of retail occupiers.
- Street parking and public parking close by.
- 'Turn Key' Opportunity

## LOCATION

The property is located on Tamworth Street in the heart of Lichfield City Centre. Nearby occupiers include a mix of independent operators to include barbers, tanning/beauty, restaurant and hot food takeaway with Richer Sounds, William Hill, Boots the Chemist and JD Weatherspoons close by.

Lichfield is a thriving Cathedral City offering a strong mix of local independent and national retail, restaurant and bar operators. Lichfield is located 15 miles north east of Birmingham, and neighbours Tamworth to the east and Sutton Coldfield to the south.

## DESCRIPTION

The attractive and recently fully refurbished mid terraced 3 storey property provides predominantly open plan retail accommodation on the ground floor with spiral staircase leading to first floor office / treatment room , kitchen and store with staircase leading to further office / treatment room at second floor with separate shower room/w.c. Rear garden.



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## TERMS

Freehold with vacant possession

## ASKING PRICE / RENT

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## EPC

Energy Performance Certificate available upon request

## BUSINESS RATES

Rateable Value £7,700

However, businesses may benefit from 100% business rate relief in 2024/2025 on this property.

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

## 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.

## VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

## VIEWING

Strictly by prior appointment, please contact:



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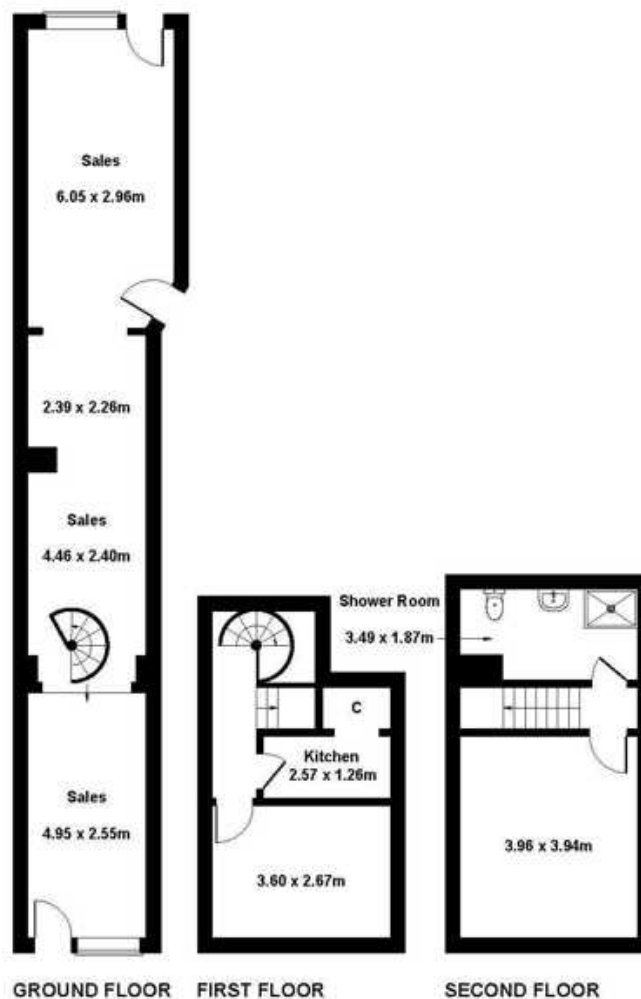
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## 57 Tamworth Street, Lichfield



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