

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 / £19,000 per annum exclusive





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.



57 Tamworth Street, Lichfield, Staffordshire WS13 6JW



TERMS

Freehold with vacant possession

ASKING PRICE / RENT

£285,000 offers in the region of / £19,000 per annum exclusive

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:



Emma Hughes MRICS
DDI: 0121 362 1535
Mob: 07510 080210
E: emma.hughes@burleybrowne.co.uk



David Hemming MRICS
DDI: 0121 362 1530
Mob: 07841 234160
E: david.hemming@burleybrowne.co.uk

57 Tamworth Street, Lichfield, Staffordshire WS13 6JW



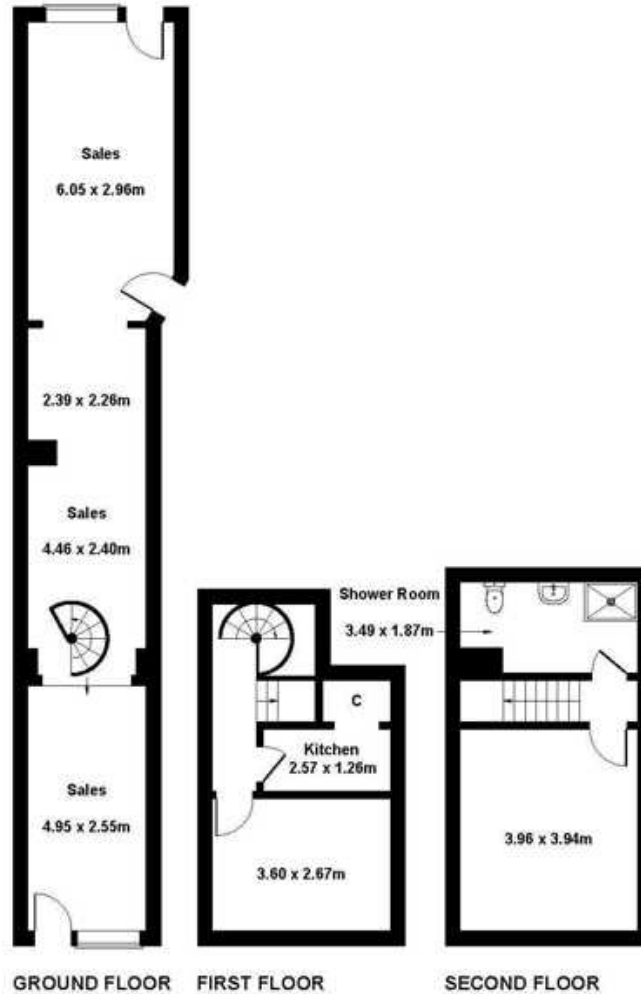
0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

57 Tamworth Street, Lichfield



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.