

# RETAIL UNIT TO LET

2 Tudor Row, Wade Street, Lichfield, Staffordshire, WS13 6HH

520 SqFt (48.31 SqM) | £14,900 per annum exclusive





## KEY FEATURES

- Prominent position
- Self contained retail unit
- Character property
- Located near the heart of Lichfield City Centre
- High footfall location
- New lease available

## LOCATION

Tudor Row provides a pedestrianised walkway through to the centre of Lichfield from Wade Street onto Bore Street. The retail unit commands a strong position on the entrance to the Row and benefits from footfall between the pedestrianised Bore Street to the Three Spires Shopping Centre, The Garrick Theatre and Lichfield train station. There are various boutique shops and service providers located within the scheme and nearby to include Tudor Row Barbershop, Nails by Jenny, Tudor Row Tattoo and The Fabric Vault Lichfield.

## DESCRIPTION

The property provides ground floor retail sales area with a staircase to the first floor which provides ancillary office, kitchenette and WC. The unit has laminate flooring, hanging lights and fitted fixtures around the perimeter.

Area	SqFt	SqM
Ground Floor Retail Sales Area	286	26.57
First Floor Ancillary/Offices	234	21.74
<b>Total Floor Area</b>	<b>520</b>	<b>48.31</b>



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## TERMS

A new lease is available for a term of 6 years or multiples thereof.

## ASKING RENT

£14,900 per annum exclusive

## SERVICE CHARGE

There is a quarterly service charge of £387 payable by the tenant towards the external maintenance and maintenance of the communal area. Further information is available upon request.

## EPC

An EPC is available upon request

## BUSINESS RATES

Rateable Value £9,300. However, businesses may benefit from 100% business rate relief in 2023/2024 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.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

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

## VIEWING

Strictly by prior appointment, please contact:



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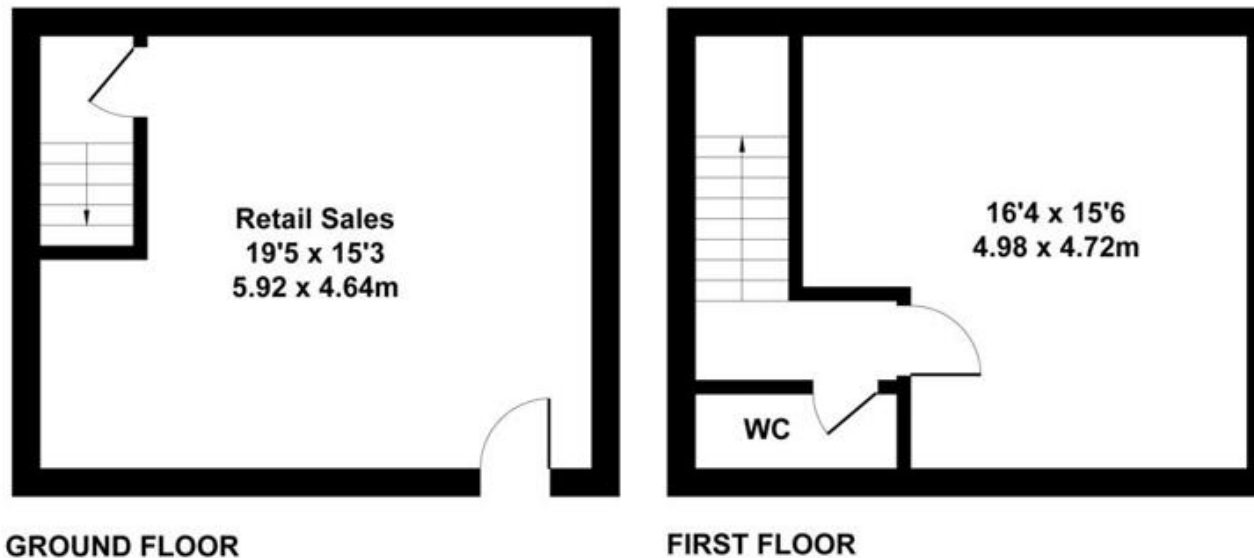
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