



# FOR SALE

## Development/Investment Opportunity, Tamworth Street, Lichfield. WS13 6JW

- Existing Shop & Flat investment which will produce £28,000 per annum
- Land to the rear with planning consent for a dormer bungalow (22/00028/FUL)
- Potential to alter to commercial development (subject to planning)
- Highly prominent crossroad location in Lichfield
- Freehold

**Asking Price £600,000**

## Location

The land and property is located at the junction of Tamworth Street and George Lane, one of the busiest and most prominent locations in Lichfield. (WS13 6JW)

## Description

A traditional end of terrace building comprising: -

A self-contained double fronted ground floor retail unit let to an established Barber on an internal repairing lease. The tenant has expressed a wish to stay long term.

A two-bedroom self-contained flat above let on a rolling Assured Shorthold Tenancy.

Total income will be: £28,000 per annum

## DEVELOPMENT LAND

Planning consent for a dormer bungalow has recently been granted on the land to the rear of property (22/00028/FUL). Some work has already been carried out to enable the discharge of all planning permission conditions. All planning conditions are discharged and the site is ready for construction. Buyers are asked to make their own investigations with the local authority.



## Asking Price

£600,000. (Offers for the shop, flat and 2 parking spaces will be considered separately from the development land)

## Rates

Current RV: £9,400 (April 2023)

## Legal Costs

Each party to bear their own.

## VAT

All figures exclude VAT.

## Viewing

By prior appointment with the sole agents:

**Jayman Commercial**

**t: 01543 505515**

**e: commercial@jayman.co.uk**

## Subject To Contract

14.11.23

