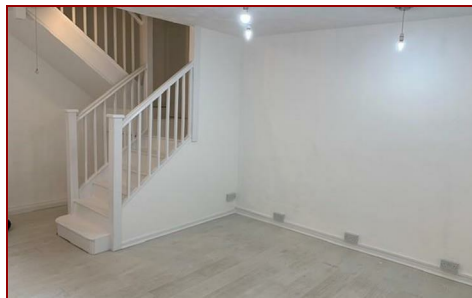


£12,500 Per Annum



Tudor Row, Lichfield, Staffordshire WS13 6HH

£12,500 Per Annum

- Ground floor unit
- Superb city centre location
- 233 sq foot
- Close to bus / train links
- First floor storage
- Historic setting
- Close to parking facilities

Ground floor Shop 19'2 x 13'4

Spacious retail area with stairs leading to first floor.

First floor WC

WC comprising of WC and wash hand basin

First Floor workshop / storage area 18'4" x 13'11"

Large storage / work shop area with window to fore.

Services

All services , excluding gas, are connected. There is a BT line installed.

Tenure

A new full repair and insuring lease is offered with both short and long term leases considered.

Service charges

There is a service charge payable quarterly in advance to cover the running costs of the alarm system, maintenance of Tudor Row and upkeep of the common parts. £1,400 p.a

VAT

No applicable

Costs

The ingoing tenant to be responsible for all parties, including the landlords costs incurred in connection with the lease and / or any stamp duty thereon.

Deposit

£3,0000

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			