

OPENING DOORS SINCE 1843



Investment
Freehold Investment
£750,000



Availability
Let to June 2038 with
Tenant Breaks



Rent
£50,000 per annum



Area
3,886 sq ft net internal



Anchor Tenants
Tenant in occupation
since 2003

FOR SALE

Thai Rainbow, 15 Bird Street, Lichfield WS13 6PW

Location:

The property is located at the junction of Bird Street and Sandford Street on the leisure and hospitality circuit in Lichfield city centre where there is a strong mix of local independent and national restaurants and bars. Lichfield is approximately 15 miles north of Birmingham and benefits from good public transport links.

Description:

The substantial corner position 2 storey Grade II Listed building comprises a long established Thai restaurant on the ground floor, with a commercial kitchen, customer toilets and store. The tenant has converted first floor storage into staff accommodation offering bedrooms, bathroom facilities and some ancillary storage has been retained.

Floor Area:

	AREA SQFT	AREA SQM
Building Area	3,886.00	361.02
Restaurant	1,585.00	147.25
Kitchen	457.00	42.46
First Floor	1,844.00	171.31
TOTAL	3,886.00	361.02

Services:

All mains services are connected to the property.

Rateable Value:

The current rateable value (1 April 2023) is £43,250. Prospective occupiers are recommended to make their own enquiries with the local authority for verification

Terms:

Let to a private individual for 15 years from 24th June 2023 at £50,000 per annum exclusive with rent reviews every 5 years to Market Rent. There are tenant only break clauses every 5 years. The tenant is responsible for all repairs and decorations and for reimbursing the insurance premium.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable, which will not be payable on the purchase.

Legal Costs:

Each party will be responsible for their own costs incurred in the transaction.

Property Documents:

Property Plan:
EPC:
Planning Information:
Video Link:
Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
commercial@loveitts.co.uk

