

**TO LET - £80,000 PER ANNUM / £6,667 P.C.M (EXCL. VAT)
GROUND AND FIRST FLOOR, FORMER BARCLAYS BANK,
1 BREADMARKET STREET, LICHFIELD, WS13 6JY**



- Prominent corner location in the centre of Lichfield
- Ground and First Floor Accommodation
- Total GIA of c.4,707 sqft
- 8 car parking spaces to the rear
- The premises is available by way of a new full repairing lease on terms to be agreed
- Alternate use potential, subject to obtaining the necessary consents

Location

The property is located on the corner of Breadmarket Street and Bore Street in the centre of Lichfield. Lichfield is a thriving Cathedral City offering a strong mix of local independent and national retail, restaurant and bar operators with notable occupiers to include Ego Restaurants, Ask Italian, Waterstones, Costa Coffee, Fat Face, Starbucks and Premier Inn to name just a few.

Lichfield also benefits from excellent road links via the motorway network to include M6 Toll, M6, M42 and M5 together with rail links to Birmingham City Centre on the Cross City Line and to London and Glasgow via the West Coast mainline.

Property Description

Prominent 3-storey former bank building set in the centre of Lichfield.

Accommodation

The demised area is set across two floors, with the ground comprising of a banking hall with ancillary offices to the rear. The first floor consists of newly refurbished offices and staffing area.

Ground	2,629 sqft
1st	2,078 sqft
Total	4,707 Sqft

The property also benefits from 8 car parking spaces to the rear.

Tenure

Leasehold. The property is held under Title Number SF518094 and the Title Plan is included on page 4.

The premises is available by way of a new full repairing lease on terms to be agreed.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed and is located in Lichfield City conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Fixtures & Fittings

No fixtures and fittings will be included in the letting unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Business Rates and Council Tax

Ground and First Floor Rateable Value of £73,500.

VAT

VAT will be applicable on the letting of this property.

EPC

The property has an EPC rating of Band E. A copy is available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=gBfVNE6fh1Y>=1&ts=1&help=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

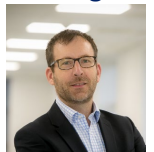


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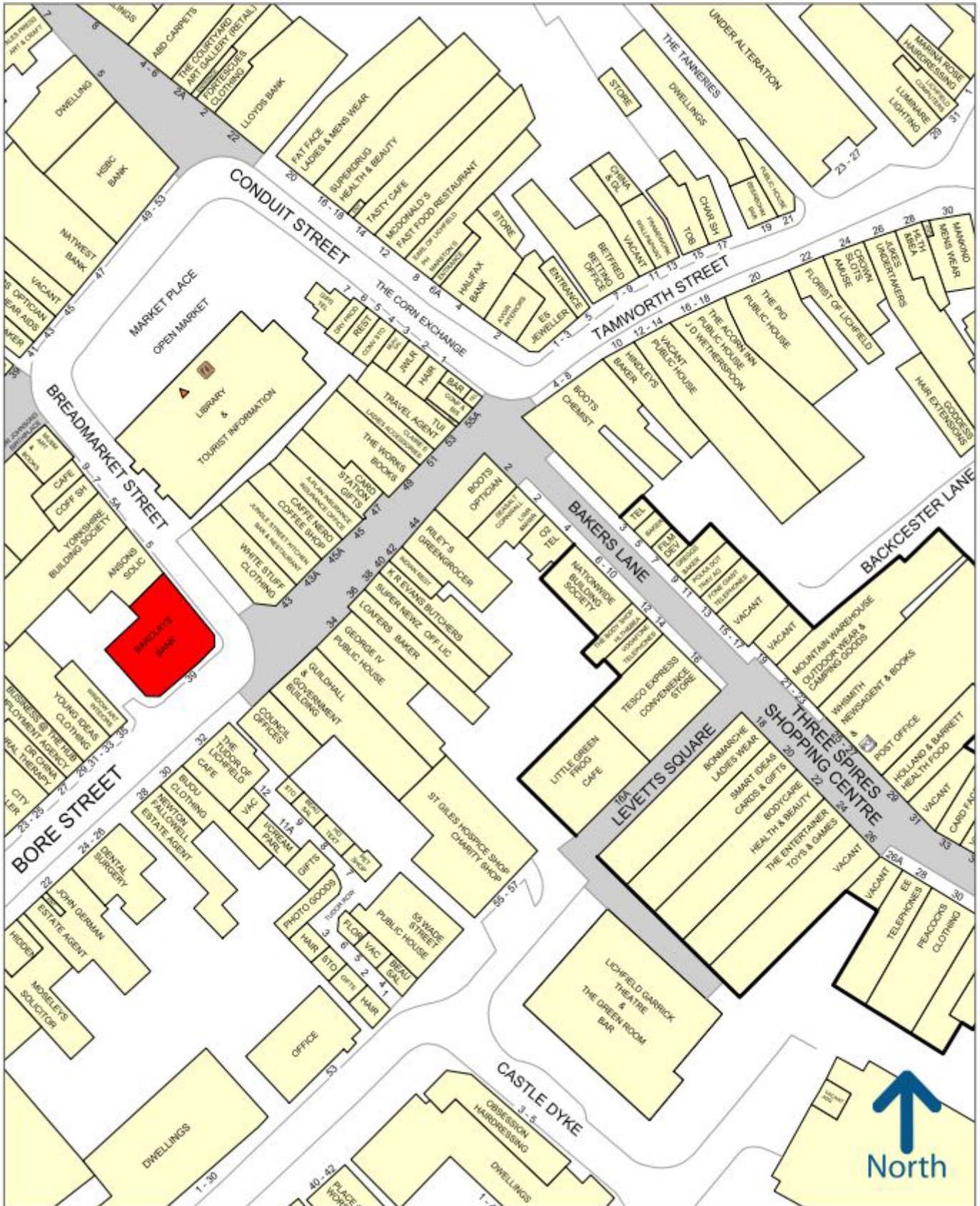


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Joint Agent

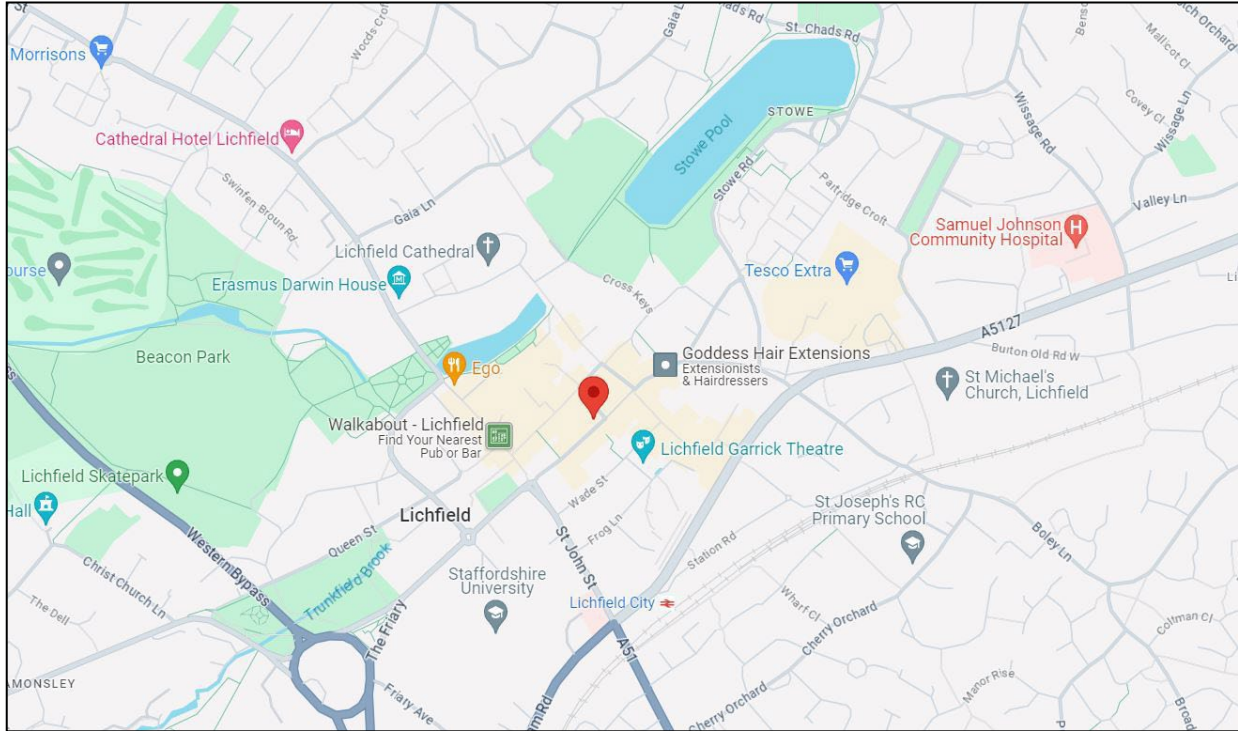


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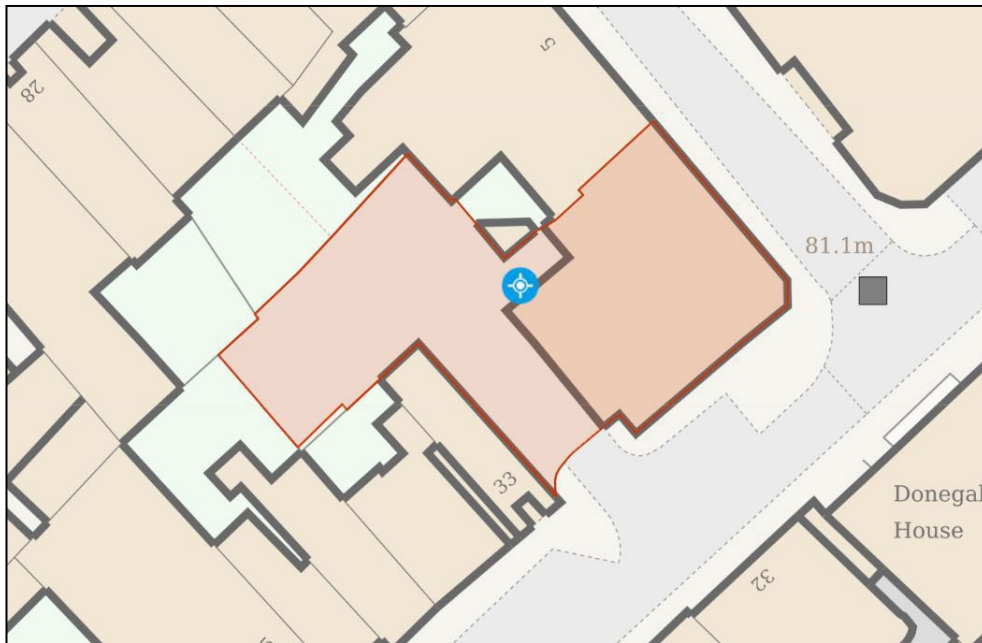




Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

