



HOWKINS &
HARRISON

92 & 92A Lichfield Street, Tamworth, Staffordshire, B79 7QF

- Available as a whole or in Lots
- Planning permission for flats
- Car park
- Renovation project
- Office Use

Please contact Philippa Dewes on

01827 721380

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Two office blocks with the additional benefit of planning for flats on the 1st and 2nd floors.

Description

An exciting opportunity to acquire a site in a prime location within Tamworth, with office use and planning permission for 4 flats.

The site comprises two buildings and a parking area available as a whole or as 2 lots.

Lot 1 - 92 Lichfield Street shown outlined in red is a Grade II listed three storey property, with office accommodation on the ground floor currently occupied by a tenant. This consists of 5 offices, a kitchenette, WC and access to a spacious cellar. The first and second floor have been stripped to allow for the conversion into 4 flats. Work has previously been undertaken to include floor, ceiling and roofing work. There is a shared access hall to the ground floor and a staircase leading to the first and second floors.

The ground floor tenants are under a Landlord and Tenant Act 1954 tenancy, which excludes Clauses 24 and 25. They are paying £12,500 per annum and are currently holding over from a tenancy which ended on the 31st July 2019. We hold a copy of the agreement which will be provided to the purchaser.

Lot 2 - 92A shown outlined in blue is a self contained two storey office block. The ground floor consists of reception area and two ground floor offices. There is also understairs storage. Stairs in the reception lead to the first floor with two further rooms, a small kitchenette and two WC's. The unit has not been rented for some time and requires some renovation work.

A shared access runs between 92 and 92A Lichfield Street to the property behind known as the Old Council Chambers and the property will be sold subject to this right.

A leasehold tenancy covering the whole title is currently registered on the Land Registry. However, the owners have confirmed this tenancy will be removed from the property upon sale.

Price

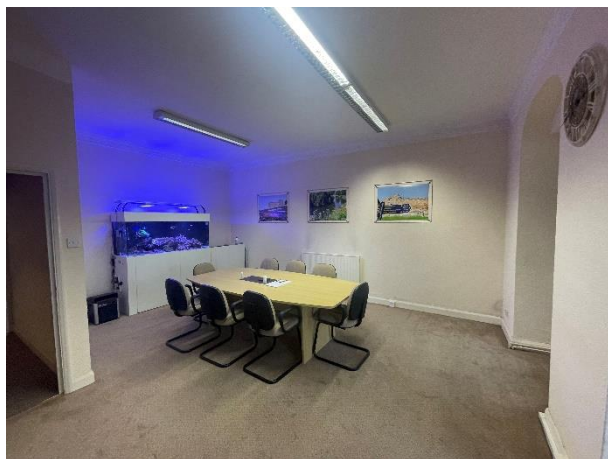
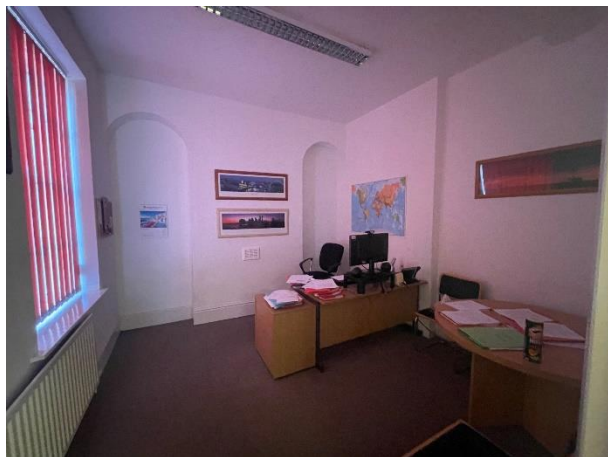
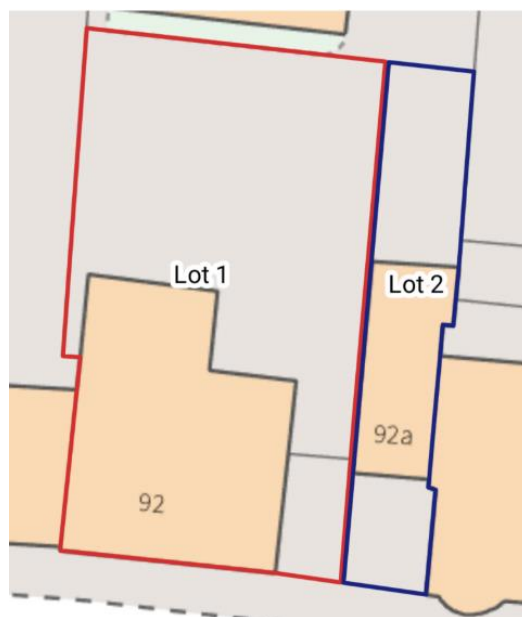
Lot 1: 92 Lichfield Street: £375,000

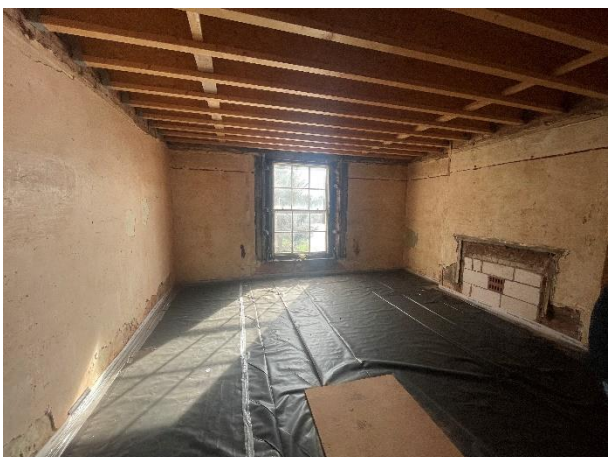
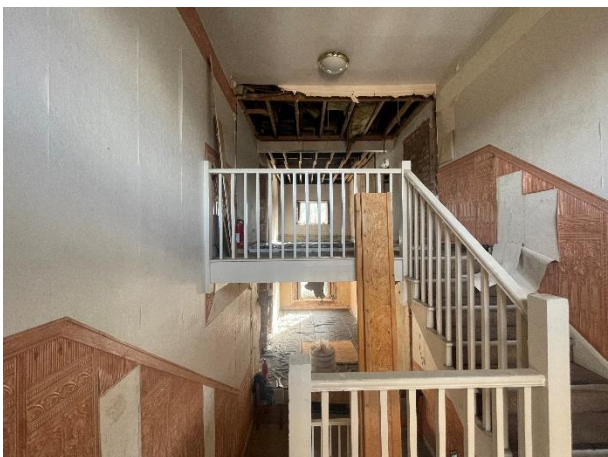
Lot 2: 92A Lichfield Street: £125,000

As a whole: £500,000

Tenure

The property is available freehold with existing tenants in occupation of the ground floor of 92 Lichfield Street. The first and second floors are currently vacant. 92A is also vacant.





Utilities

Water, electric and gas services are connected to the property.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins and Harrison LLP.

Business Rates

The current rateable values are as follows for 92 Lichfield Street.

Ground Floor: £10,250

First Floor: £10,000

Second Floor: £8,100

The current rateable value for 92A is £8,700

For clarification on Business Rates we would advise that interested parties make their own enquiries to Tamworth Borough Council on 01827 709709.

EPC

Both properties have a current commercial EPC.

92 Lichfield Street EPC is D (82).

92A Lichfield Street EPC is D (93).

Planning

Planning permission has been granted under planning reference 0209/2023 for the change of use from offices (Class E) to residential (Class C3) involving conversion of the first and second floor of 92 Lichfield Street to four residential properties. Permission was granted in September 2023 and the development requires to be started within three years of the date of the permission. We have included a copy of the plans with these details.

The ground floor is to remain as an office. The first floor has been granted permission for one 1 bedroom flat and a 2 bedroom flat with the second floor also having permission for one 1 bedroom flat and 1 two bedroom flat.

Further details of the permission are available to view on Tamworth Borough Council's website.

Viewings

Strictly by prior appointment. Please contact Philippa Dewes at the Atherstone Branch 01827 721380.

Howkins & Harrison

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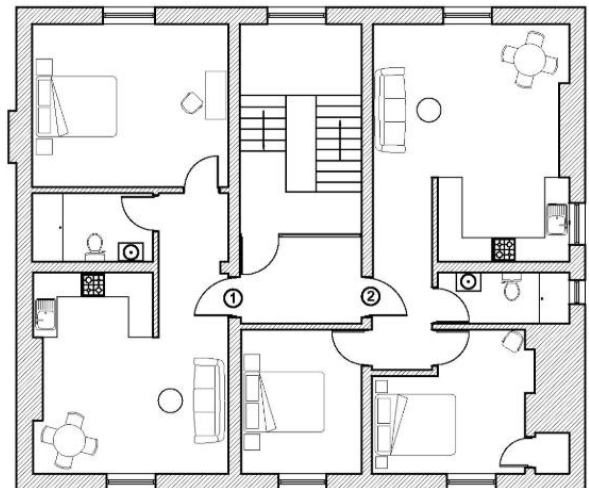
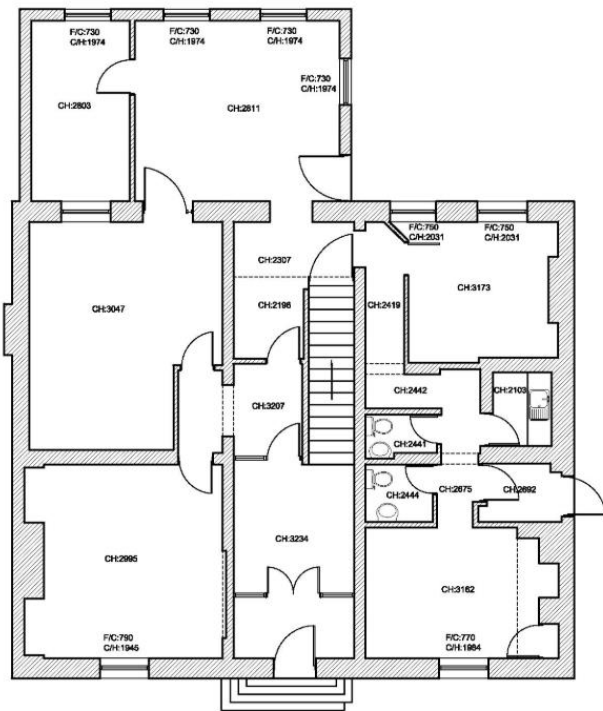
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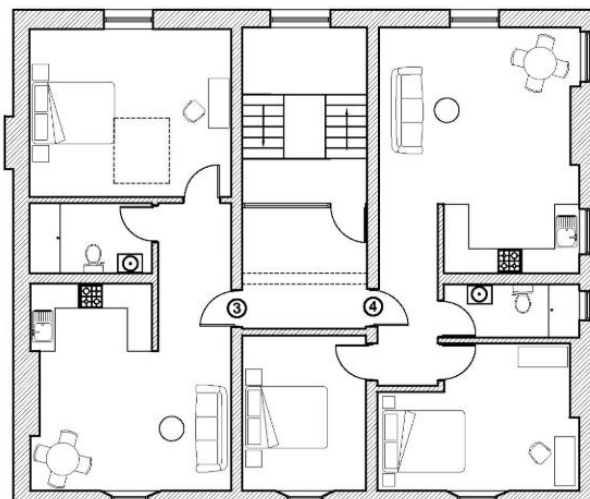
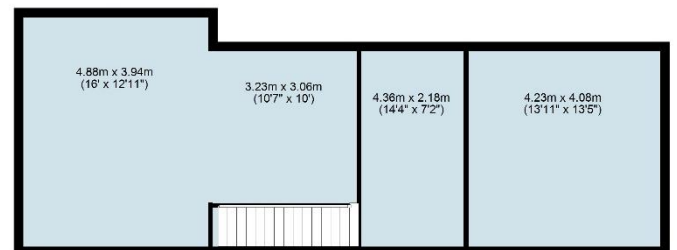
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



Ground Floor



First Floor

