

Quality Class E space For Sale/To Let – ideal starter unit

33.74m²
(363ft²)

- Brand new retail space
- Part of new 28 unit luxury residential development
- Identifiable trading location, situated amongst quality F&B as well as retail occupiers
- Ideal starter unit
- Quoting rent £10,000 per annum exclusive



FOR SALE / TO LET



Location



Gallery



Contact

FHP are delighted to bring to the market an ideal starter Class E space located within the brand new Beaconsfield House development to be delivered by Sidley Piper Homes. The space shall be available from January 2023, fitted and ready to accept the tenant's shop fit.

Location & Description

Lichfield is an affluent Cathedral City located 15 miles north east of Birmingham and 6 miles north west of Tamworth and benefits from a district population of approximately 93,000.

Lichfield city centre offers a perfect blend of modern amenities and attractive traditional buildings, serving its affluent and growing catchment, and attracting significant levels of tourism.

The subject property is located within a mixed commercial pitch with a range of uses to include lifestyle, retail, hotels and bar/restaurant. Nearby occupiers in **The Horse & Jockey Public House, Thai Rainbow Restaurant, Paradise Bar & Restaurant, Premier Inn** and **The Best Western George Hotel** and **Darwins Restaurant**.

The space is considered ideal as a starter unit and will be fitted to include plastered walls, a WC and kitchenette, together with electricity and heating.





Floor Areas

Description	M ²	FT ²
Ground Floor	33.74	363
Total	33.74	363

(For guidance purposes only)

Price

The property is available by way of a new 999 year lease at a price of:-

£100,000

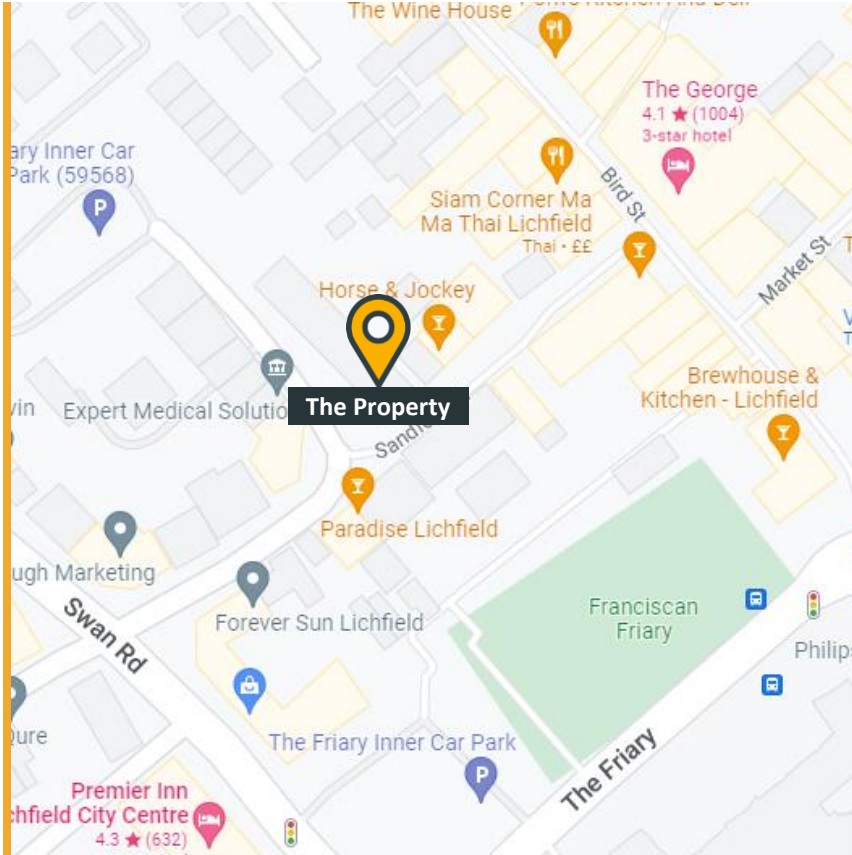
Lease Terms and Rental

The property is available by way of a new, effectively full repairing and insuring lease for a term to be agreed at an annual rental of:-

£10,000 per annum exclusive

VAT

VAT is charged in addition to the sale price/rent.



Business Rates

We are verbally advised by Lichfield District Council that the property is assessed as follows:

Rateable Value: **To be assessed upon completion of the new lease**

The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024** (up to a total saving of £110,000 per business).

This information is for guidance only and all parties should check themselves with the local billing authority.

Planning

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Repairing Obligation

The new lease shall be granted on an effectively full repairing and insuring basis.

Service Charge

An estate service charge shall be put in place to cover repair and maintenance of the common parts. Further information available upon request.

SAT NAV: WS13 6QA



EPC

A copy of the Energy Performance Certificate is available upon request.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click here to read our "Property Misdescriptions Act". E&OE.