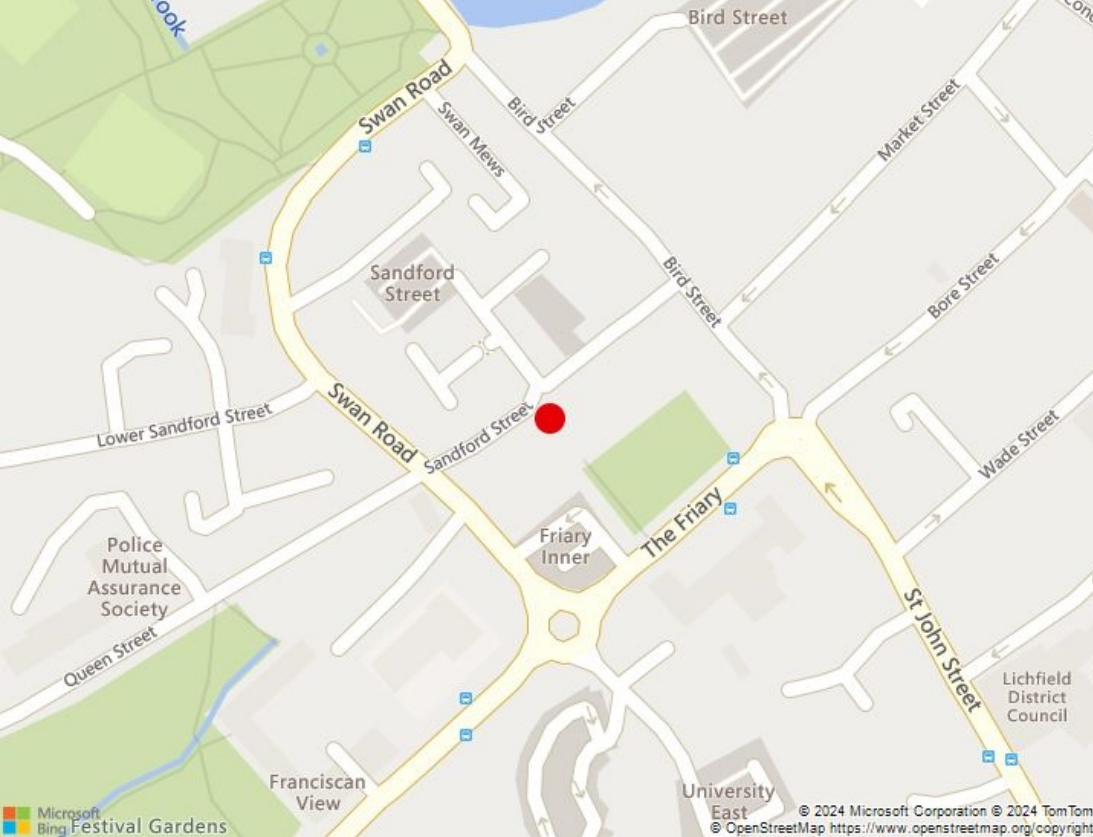


RARE VACANT POSSESSION OFFICES FOR SALE

Suite 2, Sandford Court, Sandford Street, Lichfield, WS13 6QA

635 SqFt (58.99 SqM) | £125,000 offers in the region of





KEY FEATURES

- Self contained
- Centrally located within Lichfield City Centre
- Secure gated car parking available
- Within walking distance of all local amenities
- Situated over two floors

LOCATION

The property is situated prominently on the southern side of Sandford Street in Lichfield City Centre. Sandford Street has access from nearby Swan Road which continues north forming with Beacon Street and further with Stafford Road (A51). Alternatively south, Swan Road has access with Birmingham Road (A5127) which provides links with the Junction T5 of the M6 Toll. The property is centrally located in Lichfield with all local amenities within easy walking distance together with a number of public car parks.

DESCRIPTION

The property comprises self contained two storey offices within a three storey building offering cellular accommodation with kitchen and WC. The first and second floor offices are accessed via a private ground floor entrance leading onto the offices above which are laid out as predominantly open plan with a smaller office to the rear of each floor with a WC on the first floor and kitchen on the second floor. There are 3 car parking spaces available with the offices within a secure gated car park to the rear of the property.

Area	SqFt	SqM
First Floor	319	29.64
Second Floor	316	29.36
Total Floor Area	635	58.99



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TERMS

The property is available Freehold.

ASKING PRICE

£125,000 offers in the region of

SERVICE CHARGE

A service charge is payable for the general upkeep and maintenance of the communal areas. Further details are available upon request.

EPC

Energy Performance Certificate available upon request.

BUSINESS RATES

Business Rateable Value: £8,500

Interested parties are advised to satisfy their own enquiries with the local authority (Lichfield) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID along with the source of funding shall be required from the successful applicant.

LEGAL COSTS

Each party is to bear their own legal costs within this transaction.

VAT

All figures are quoted exclusive of VAT which we understand is not payable.

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.