

## FOR SALE

29 Tamworth Street  
Lichfield  
WS13 6JP

£800,000 to buy  
2170.00 sqft / 201.60 sqm  
Retail, Residential



**DESCRIPTION:** The property comprises a self-contained, Grade II listed, three-storey, semi-detached building with substantial single-storey rear extension, enclosed rear yard and cellar.

Lichfield is a popular and expanding Cathedral city with good main road and rail connections and a vibrant city centre.

Regency Court  
Suite 3d  
2a High Street  
Kings Heath  
Birmingham  
B14 7SW

**Tel:**  
**0121 441 3040**  
**Fax:**  
**0121 444 8626**

**Regulated by RICS**

## Location

The property is located in Lichfield city centre at the junction of Tamworth Street with Lombard Street in an established mixed, commercial, retail and residential area.

## Accommodation

Ground floor - 2170 sq.ft. (201.6 sq.m.)

First/Second floors – 1254 sq.ft. (116.5 sq.m.)

Cellar – 188 sq.ft. (17.5 sq.m.)

Rear enclosed yard.

## Terms

The whole property is offered for sale at a price of £800,000 for the freehold interest with vacant possession on completion.

## Rateable value

The ground floor is assessed at RV £16,500 with effect 1 April 2023.

The first floor falls within Band A for council tax purposes.

## Services

Mains gas, water, electricity and drainage are connected.

Electric central heating is installed to the first/second floors.

## Planning

The ground floor is occupied by 'Luminaire' a long-established lighting and home products centre. The property has also previously been used as a restaurant.

The first/second floors provide a self-contained 3/4 bedroom flat with a current planning condition that restricts occupation to the owner or occupier of the ground floor.

## Viewings

Strictly by prior appointment with the sole agent Chivers Commercial. Please contact 01785 223913  
pburnett@chiverscommercial.co.uk

## Costs

Each party will be responsible for their own legal/other costs in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be added as required.

## Misdescription act

### CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:

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