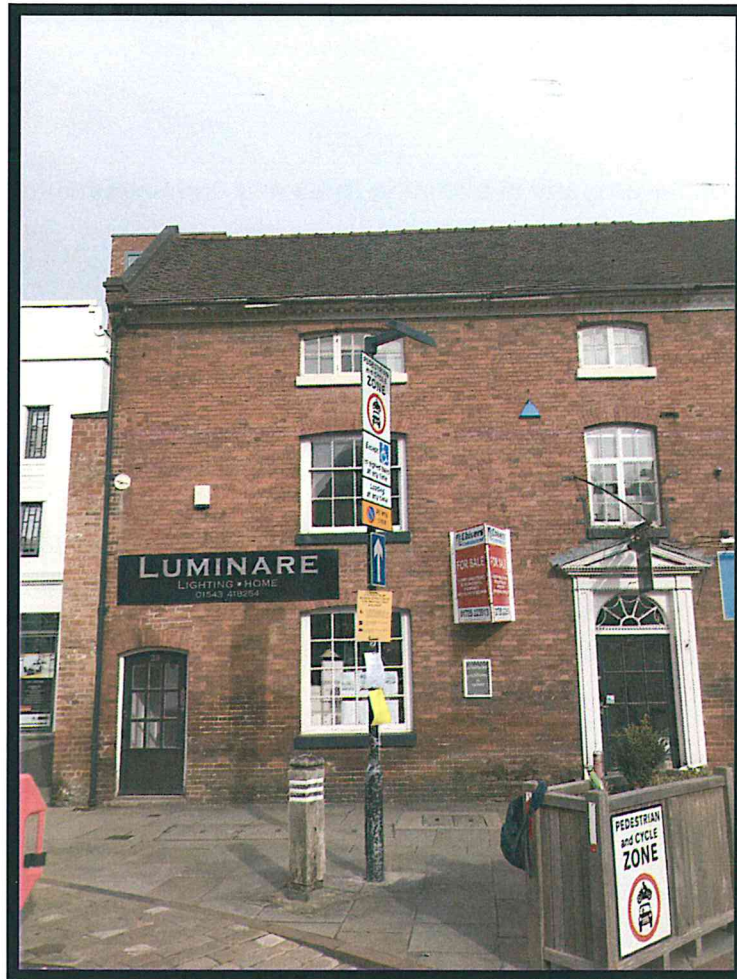


TO LET Ground Floor Retail Unit



**29 Tamworth Street
Lichfield WS13 6JP**

- ❖ Ground floor retail unit 2170 sq.ft. (201.6 sq.m.)
- ❖ Prominent position in Lichfield city centre.
- ❖ Long-established lighting shop but with potential for a range of other retail/commercial uses.
- ❖ Available on new lease.
- ❖ Rent - **£35,000** per annum exclusive of outgoings.

21 Eastgate Street
Stafford
ST16 2LZ

T: 01785 223 913

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.

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.

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

ACCOMMODATION:

The ground floor of the property is available to let and comprises entrance lobby leading to:-

Retail/Showroom with office – 1833 sq.ft. (170.3 sq.m.)

Stockroom 257 sq.ft. (23.9 sq.m.)

Single toilet

Total internal ground floor area – 2170 sq.ft. (201.6 sq.m.)

There is an enclosed rear yard.

The first/second floor comprise a self-contained flat which may also be available by separate negotiation.

SERVICES: Mains gas, water, electricity and drainage are connected.

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

USER: The ground floor is occupied by 'Luminaire' a long-established lighting and home products centre. Previous uses have also included a restaurant.

The property is considered suitable for a range of retail/commercial uses subject to any necessary planning/other consents.

RATES: The property is assessed at RV £16,500 with effect 1 April 2023.

LEASE: The property is available to let on new lease for a term of three years, or multiple thereof, on a tenants full repairing and insuring basis at a rent of **£35,000** per annum exclusive of business rates, services, VAT and other outgoings.

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

VAT: We understand that the sale price will **not** be subject to VAT.

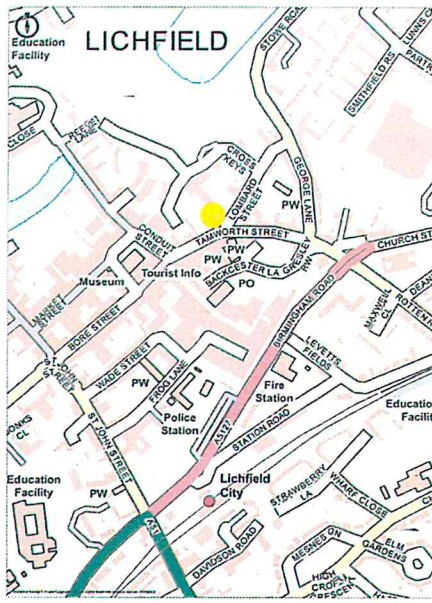
VIEWING: Strictly by prior arrangement with the sole agents: **Chivers Commercial**

Tel: 01785 223913 **Email:** pburnett@chiverscommercial.co.uk



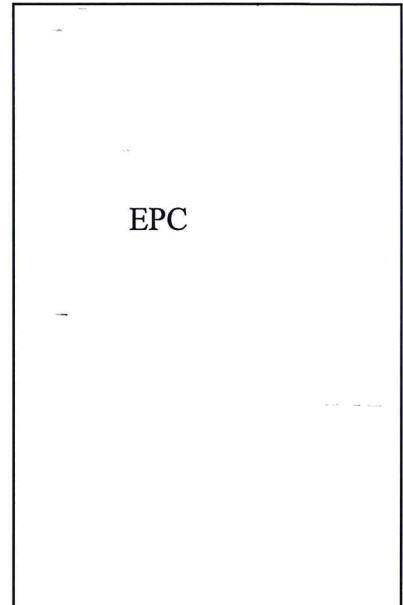
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Town Plan



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Location Plan



EPC



CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:-

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- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Chivers Commercial has any authority to make or give any representation or warranty whatever in relation to this property.

