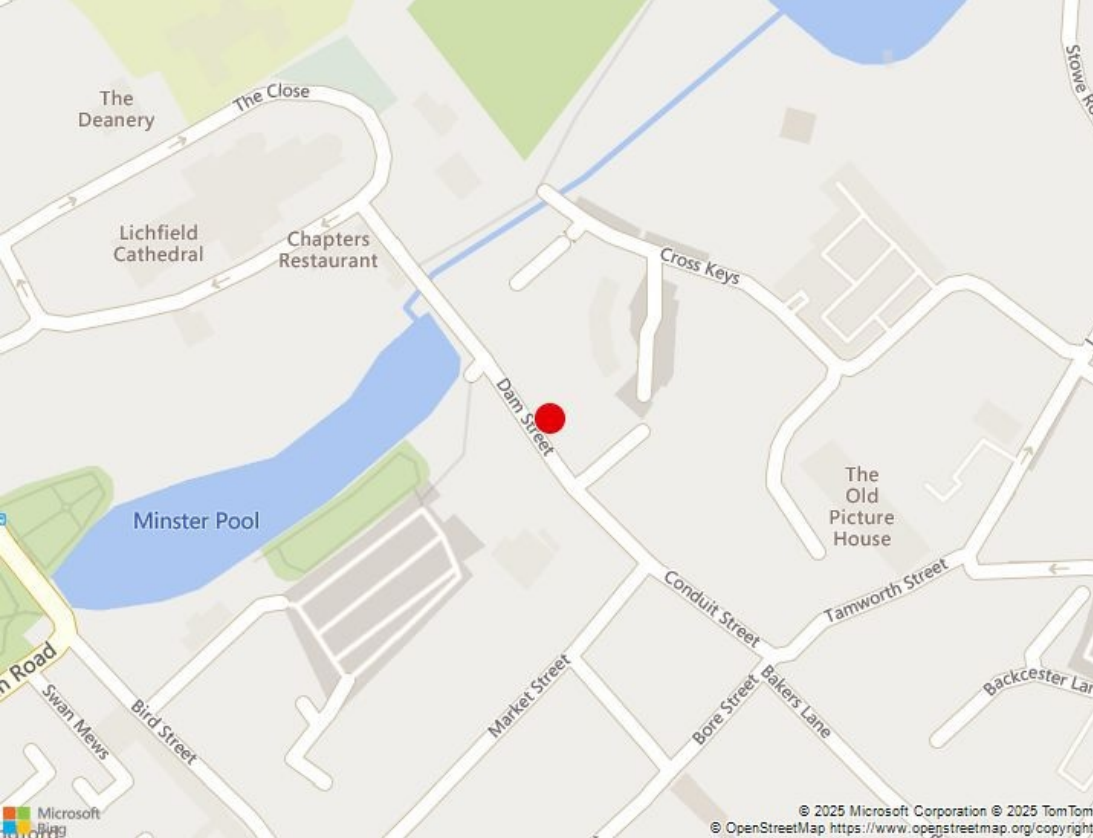


FREEHOLD RETAIL INVESTMENT FOR SALE

14 Dam Street, Lichfield, Staffordshire, WS13 6AA

527 SqFt (48.96 SqM) | Offers Around £200,000





KEY FEATURES

- Prominent and busy location
- Close to Lichfield Cathedral
- Rare freehold opportunity
- Let to established cafe business
- Current income - £12,000 per annum
- Grade II listed

LOCATION

The property is prominently located mid-way along the pedestrianised Dam Street, which links Market Place with Lichfield Cathedral and Stowe Pool on the edge of the main retail area in the heart of the historic city centre.

Neighbouring occupiers in the immediate locality include Body Beautiful, Silks Hair and Glover Priest Solicitors.

DESCRIPTION

The premises are a Grade II listed two storey property let to Richard Overton trading as The Olde Nook Cafe and comprises ground floor sales/seating area leading through to a serving area and kitchen to the rear. A staircase off the front area leads to additional first floor seating together with two WCs to the rear.

| Area | SqFt | SqM |
|---------------------------------|------------|--------------|
| Ground floor area incl. kitchen | 340 | 31.59 |
| First Floor Seating | 187 | 17.37 |
| Total Floor Area | 527 | 48.96 |



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TERMS

Freehold subject to the following tenancy:

The property is let to Richard Overton trading as The Olde Nook on the basis of a 9 year lease from 20th March 2015 at a rental of £12,000 per annum, (currently holding over). A copy of the lease is available on request.

ASKING PRICE

Offers Around £200,000

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Current Rateable Value - £7,700

However, some businesses may benefit from small business rates relief on this property. Interested parties are advised to make their own enquiries with the local authority (Lichfield) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



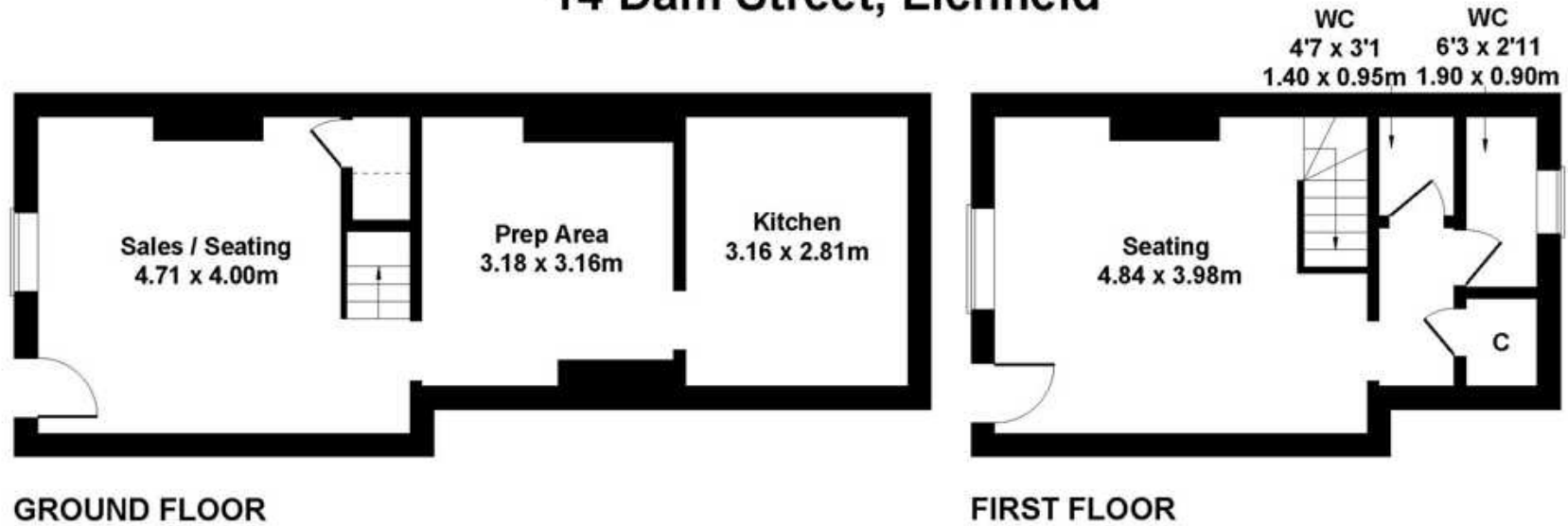
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

14 Dam Street, Lichfield



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