

## Lichfield

### 34/36 Market Street Staffordshire WS13 6LH

- **Attractive Listed Freehold Shop Investment**
- Town centre position
- Let to subsidiary of Skipton Building Society
- Lease expiring 2023
- Rent Review 2018
- Current Rent Reserved  
**£45,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Lichfield is an attractive historic Cathedral city (with a population of 32,000) located some 15 miles north of Birmingham. The city enjoys excellent communications, being adjacent to the M6 Toll road and A38, as well as having regular rail services.

The property is situated in the heart of the city's retail district, on pedestrianised Market Street, close to its junction with Market Place. Occupiers close by include Greggs, Dorothy Perkins, Specsavers, Holland & Barrett, New Look, Iceland, Coral, NatWest, Lloyds and HSBC banks.

**Description**  
The property, which is Listed Grade II, is arranged on ground and three upper floors to provide ground floor retail space, currently trading as an estate agency, having ancillary and storage accommodation on the upper floors. The upper floors benefit from a separate entrance on Market Street.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>14.13 m</b>	<b>(46' 4")</b>
<b>Net Frontage</b>	<b>5.2 m</b>	<b>(17' 1")</b>
<b>Built Depth</b>	<b>15.65 m</b>	<b>(51' 4")</b>

<b>Ground Floor</b>	<b>99.7 sq m</b>	<b>(1,074 sq ft)</b>
<b>First Floor</b>	<b>80.6 sq m</b>	<b>(867 sq ft)</b>
<b>Second Floor</b>	<b>63.9 sq m</b>	<b>(688 sq ft)</b>
<b>Third Floor</b>	<b>76.1 sq m</b>	<b>(820 sq ft)</b>
<b>Total</b>	<b>320.3 sq m</b>	<b>(3,449 sq ft)</b>

**Tenancy**  
The entire property is at present let to BURCHELL EDWARDS (MIDLANDS) LTD for a term of 15 years from 18th April 2008 at a current rent of £45,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**Tenant Information**  
No. of Branches: 10.  
Website Address: [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk)  
The tenant is a subsidiary of Skipton Building Society.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

