

# BURLEY BROWNE

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**RETAIL PROPERTY**

**TO LET**

**UNIT 5 TUDOR ROW  
LICHFIELD  
STAFFS  
WS13 6HH**



**Ground Floor Retail Area 21.65m<sup>2</sup> / 233 sq ft  
First Floor Office/Ancillary 15.14m<sup>2</sup> / 163 sq ft**

**Retail opportunity within the heart of Lichfield City Centre**

**Sought after location in Tudor Row**

**0121 321 3441**

## LOCATION

Tudor Row is a long established and sought after shopping precinct which runs between Wade Street and Bore Street in Lichfield City Centre, located close to the Garrick Theatre, Three Spires Shopping Centre and the traditional Market Square.

A number of public car parks are available nearby whilst Lichfield Bus Station and Lichfield City Railway Station are both within easy walking distance.

## DESCRIPTION

The property offers an attractive two storey retail opportunity situated within the popular Tudor Row. The property comprises an open plan retail sales area to the ground floor with staircase leading to a first floor office/ancillary space with kitchenette and WC.

Internally the ground floor area extends to a regular rectangular shape with a laminate floor covering, painted walls and ceilings together with spotlights. Electric heaters are installed. The front elevation benefits from an internal security shutter.

The accommodation comprises the following approximate floor areas and dimensions:

Ground Floor – 21.65m<sup>2</sup> / 233 sq ft  
First Floor Office/Ancillary 15.14m<sup>2</sup> / 163 sq ft

Shop width (Max) 5.57m / 18'3"  
Shop depth (Max) 4.06 m / 13'3"

**Net internal floor area 37.06m<sup>2</sup>/396 sq ft or thereabouts.**

## LEASE

The property is available by way of a new full repairing and insuring lease, for a minimum term of 3 years, incorporating a rent review clause at every 3<sup>rd</sup> year anniversary, if applicable.

## RENT

£12,500 per annum exclusive.

## BUSINESS RATES

Rateable Value £8,600 obtained from the Valuation Office Rating List.

Rates Payable 2018/2019 £4,128 prior to any transitional arrangements.

**However businesses may benefit from 100% business rates relief in 2018/2019 on this property.**

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

## ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

## 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.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT, although we understand VAT will not be payable in this instance.

## VIEWING

***Strictly by prior appointment through the sole agent, please contact***

***Burley Browne on 0121 321 3441.***



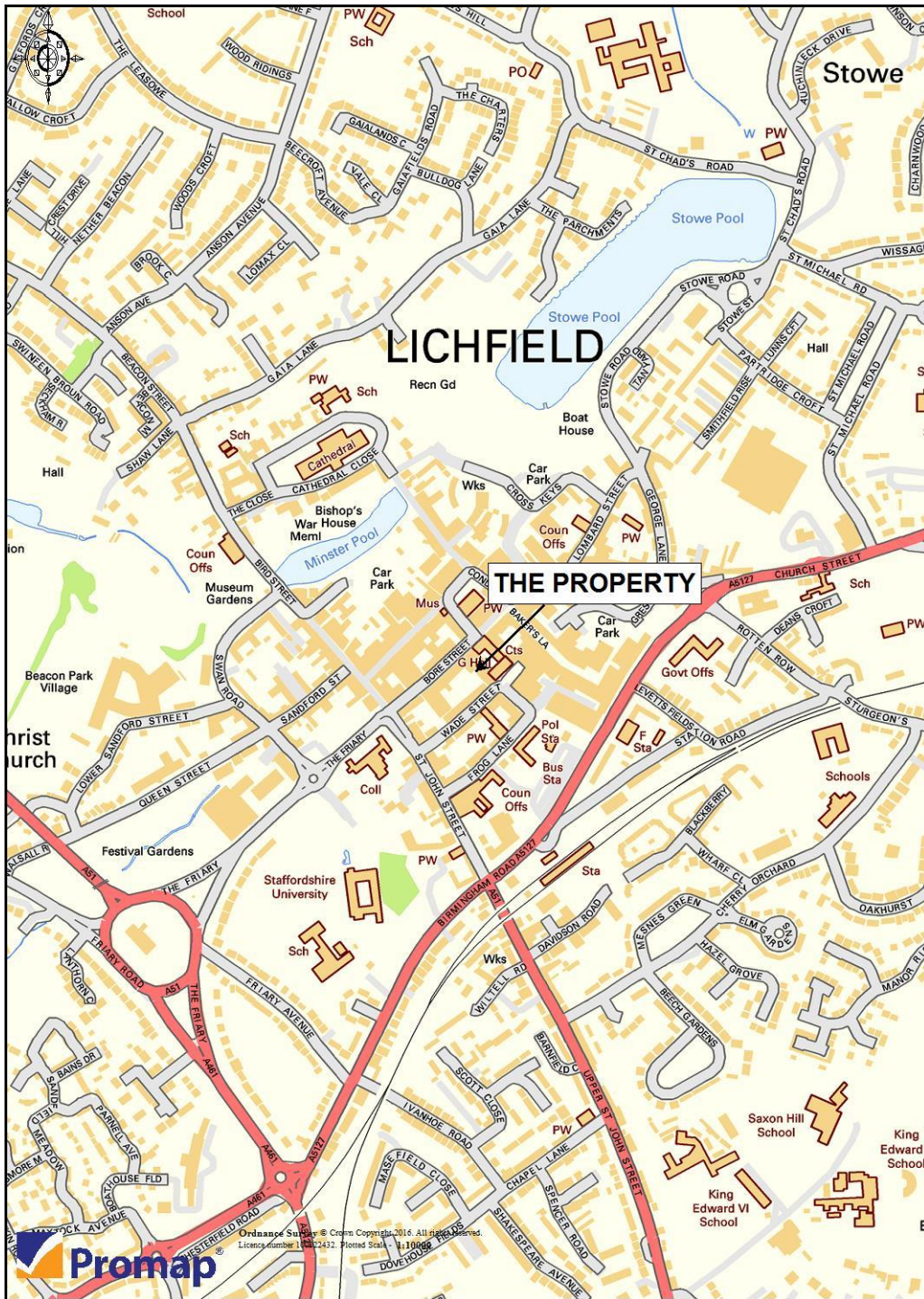
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



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## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd  
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