

11 Bird Street Lichfield, Staffordshire WS13 6PV

lot 50

Freehold Retail and Residential Investment

- Prominent position on prime pedestrianised pitch
- Retail unit with three one bedroom flats let on ASTs
- Attractive building in popular cathedral city
- Nearby occupiers include Subway, New Look, Coral Betting and Iceland

Rent
£37,140 per annum
exclusive



Location

Miles: 15 miles north of Birmingham
34 miles west of Leicester
Roads: A51, A38, A5192
Rail: Lichfield City Rail
Air: Birmingham International Airport

Situation

The property is situated in the popular cathedral city of Lichfield just 15 miles north of Birmingham city centre. The property is prominently situated in the city centre on the pedestrianised retailing thoroughfare of Bird Street opposite its junction with Market Street. Nearby occupiers include Subway, New Look, Coral Betting and Iceland.

Description

The property comprises a ground floor retail unit with three self-contained residential flats on first and second floors. The property benefits from three parking spaces to the rear of the property.

Tenure

Freehold.

VAT

VAT is applicable.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
11	Ground	Retail	89.09 sq m (959 sq ft)	INDIVIDUAL (t/a Eleven Hair & Beauty)	7 years from 03/07/2013	£18,000	08/07/2017 (02/07/2020)
11a	Uppers	Residential	One Bedroom Flat	INDIVIDUALS	1 year 6 month AST from 11/03/2015	£6,600	(10/09/2016)
11b	Uppers	Residential	One Bedroom Flat	INDIVIDUALS	6 month AST from 21/02/2013	£5,700	Holding Over
11c	Uppers	Residential	One Bedroom Flat	INDIVIDUALS	1 year AST from 24/01/2015	£6,240	Holding Over
Two Car Parking Spaces	-	Parking	-	-	16 years 2 months from 04/11/2005	£100	(09/01/2022)
One Car Parking Space	-	Parking	-	-	10 years from 31/11/2000	£500	Holding Over
Total Commercial Area			89.09 sq m (959 sq ft)			£37,140	

For further details please contact:

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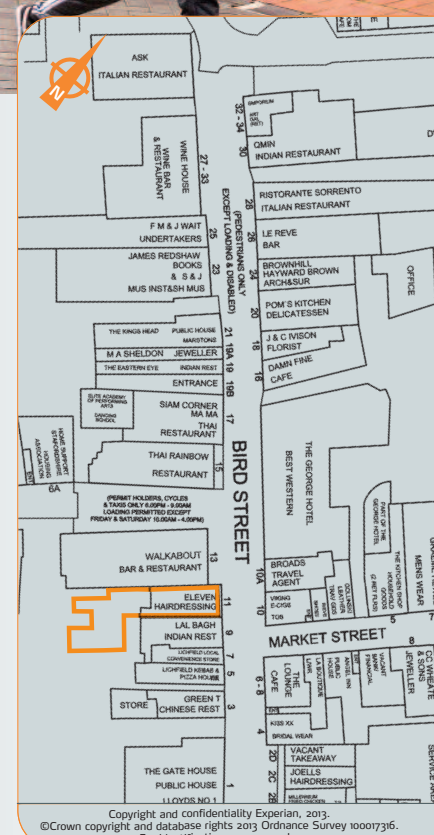
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