

# Lot 45

£46,200 per annum exclusive

## 39 Market Street & Bolt Court, Lichfield, Staffordshire WS13 6LA

Freehold Retail Investment



### Key Details

- Comprises five retail units
- Benefits from substantial footfall from public car park to rear
- Pedestrianised location in popular and historic Cathedral City
- Nearby occupiers including Holland & Barrett, Specsavers, Caffè Nero, White Stuff, Superdrug and McDonald's

### Location

**Miles:** 15 miles north of Birmingham  
33 miles west of Leicester  
**Roads:** A38, A51, A5192, M6 Toll, M6  
**Rail:** Lichfield City Railway Station  
**Air:** Birmingham International Airport

### Situation

Lichfield is a popular and historic Cathedral City located just 15 miles north of Birmingham City Centre. The property is situated on pedestrianised Market Street in the heart of the City Centre, at its junction with Breadmarket Street and Market Place. Immediately to the rear of the property is a substantial public car park for approximately 160 cars which can be accessed by a passageway included within the property. Nearby occupiers include Holland & Barrett, Specsavers, Caffè Nero, White Stuff, Superdrug and McDonald's.

### Description

39 Market Street is Grade II Listed and comprises retail/ancillary accommodation over the ground, lower ground, first and second floors. Additionally, there is an adjoining passageway accessed from Market Street providing access to Bolt Court comprising four kiosk style retail units arranged over ground and first floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
39 Market Street	Ground	Retail/Ancillary	30.66 sq m (330 sq ft)	INDIVIDUAL	15 years from	£18,200	24/12/2019
	Lower Ground	Ancillary	11.89 sq m (128 sq ft)	t/a City Jewellers	25/12/2004		
	First	Retail/Ancillary	36.60 sq m (394 sq ft)				
	Second	Ancillary	43.76 sq m (471 sq ft)				
2 Bolt Court	Ground	Retail/Ancillary	6.04 sq m (65 sq ft)	INDIVIDUAL	3 years from	£4,500	19/03/2020
	First	Ancillary	6.78 sq m (73 sq ft)	t/a Melbourne in Lichfield Coffee Shop	20/03/2017 (1)		
3 Bolt Court	Ground	Retail/ Ancillary	39.95 sq m (430 sq ft)	INDIVIDUALS	6 years from	£10,000	22/09/2019
	First	Ancillary	24.90 sq m (268 sq ft)	t/a The Salon	23/09/2013		
4 Bolt Court	Ground	Retail/Ancillary	5.95 sq m (64 sq ft)	INDIVIDUALS	15 years from	£4,000	24/12/2019
5 Bolt Court	Ground	Retail/Ancillary	34.19 sq m (368 sq ft)	FLOWER DESIGN	3 years from	£9,500	17/06/2019
	First	Retail/Ancillary	16.54 sq m (178 sq ft)	OF LICHFIELD LIMITED t/a Flower Design	18/06/2016		
<b>Totals</b>			<b>257.26 sq m (2,769 sq ft)</b>			<b>£46,200</b>	

(1) The lease is subject to a tenant option to determine on 20th March 2018.



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**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
Will Moore  
+44 (0)20 7034 4858  
will.moore@acuitus.co.uk

**Associate Auctioneer: Kingston CPC**  
Andrew Buckman  
+44 (0)1543 414 300  
andrew.buckman@kingstoncpc.co.uk

**Seller's Solicitors: Ansons Solicitors**  
Jonathan Rowley  
+44 (0)1543 267 992  
jrowley@ansonssolicitors.com