£46,200 per annum

# 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

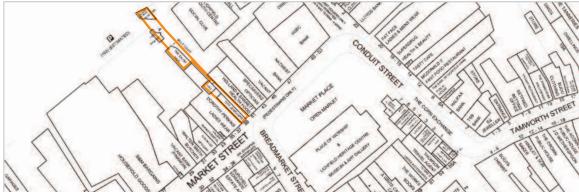
VAT is applicable to this lot.

Six Week Completion

# **Tenancy and accommodation**

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

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



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