

# Lot 10

£31,400 per annum exclusive

## 13 Market Street, Lichfield, Staffordshire WS13 6JX

Freehold Retail Investment



Tenants works currently being undertaken



Photograph taken September 2016

### Key Details

- Pedestrianised town centre location
- Let to Cancer Research UK (in occupation for over 15 years)
- Close to public car park
- Nearby occupiers include Iceland, Dorothy Perkins, B&M, Oxfam and Subway

### On behalf of a Major Institution

#### Location

Miles: 16 miles north of Birmingham  
33 miles west of Leicester  
40 miles south of Stoke-on-Trent  
39 miles south-west of Nottingham

Roads: A38, A51, A5182, M6 Toll  
Rail: Lichfield City Railway  
Air: Birmingham International Airport

#### Situation

Lichfield is a popular and historic cathedral city located just 16 miles north of Birmingham city centre. The property is situated on the pedestrianised Market Street, in the heart of the city centre, close to its junction with Bird Street. To the rear of the property is a public car park for approximately 160 cars. Nearby occupiers include Oxfam, BHF, Iceland, Dorothy Perkins, B&M, Subway and Coral.

#### Description

This Grade II listed property is arranged over ground and two upper floors to comprise a ground floor shop with first floor storage and an attic floor not presently used. The property benefits from rear loading and a parking space at the rear.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	98.00 sq m (1,055 sq ft)	CANCER RESEARCH UK (1)	10 years from 10/02/2011 on a full repairing and insuring lease	£31,400	2021
First	Ancillary	34.74 sq m (374 sq ft)				
<b>Total</b>		<b>132.74 sq m (1,429 sq ft)</b>			<b>£31,400</b>	

(1) For the year ended 31st March 2017, Cancer Research UK reported no turnover, pre-tax profits of £32,900,000 and a total net worth of £383,500,000 (Source: Experian 12/1/2018). Cancer Research UK operate from over 580 shops on the high streets across the UK (Source : www.cancerresearchuk.org).



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