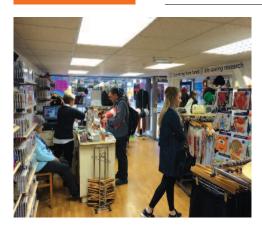
Lot 10 £31,400 per annum exclusive

13 Market Street, Lichfield, Staffordshire WS13 6JX **Freehold Retail Investment**





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
- Lichfield City Railway Rail: Birmingham International Airport Air:

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 First	Retail/Ancillary Ancillary	98.00 sq m 34.74 sq m	(1,055 sq ft) (374 sq ft)			£31,400	2021
Total		132.74 sq m	(1,429 sq ft)			£31,400	

(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).



Peter Mayo +44 (0)20 7034 4864 peter.mayo@acuitus.co.uk Will Moore +44 (0)20 7034 4858 will.moore@acuitus.co.uk Seller's Solicitors: Coley and Tilley Grahame Griffiths +44 (0)121 643 5531 gg@coleyandtilley.co.uk