TO LET

RETAIL UNITS AVAILABLE

LICHFIELD

PLANNING NOW SECURED FOR CONVERSION INTO 3 UNITS

Key Highlights

- The property is prominently located on Lichfield South Business Park being approximately 2 miles south of Lichfield city centre and on the busy A5, Birmingham Road and close to junction T5 of the M6 Toll Road.
- Lichfield South Business Park is home to national HQ operations of **Voyage Care, Dimension Data** and **Ascom**. The property is adjacent to a **Costa Drive Thru** and **David Lloyd Health Club** and also close to **Holiday Inn Express** and **McDonald's**.

SAVILLS LEEDS
3 Wellington Place
LEEDS LS1 4AP

savills.co.uk

Accommodation

The property is arranged over ground floor only and is to be split into 3 units providing the approximate areas:

Unit 1	796 sq ft	74 sq m
Unit 2	839 sq ft	78 sq m
Unit 3	2152 sq ft	200 sq m

Exact areas will be subject to on site measurement following completion of the split works.

Tenure

The premises are available on a new effective fully repairing lease on terms to be agreed.

Rent

Unit 1	£25,000 per annum
Unit 2	£25,000 per annum
Unit 3	£42,500 per annum

Rent is exclusive of VAT, Service Charge, Business Rates and other property outgoings.

Rates

Rateable Value:	£68,000
UBR (2020/2021):	£0.512
Rates Payable:	£34,816 pa

(Interested parties are advices to enquire with the Local Authority to confirm their eligibility and exact rates liabilities.)

Service Charge

The service charge for the whole unit is estimated at £2,618 per annum.

Legal Costs

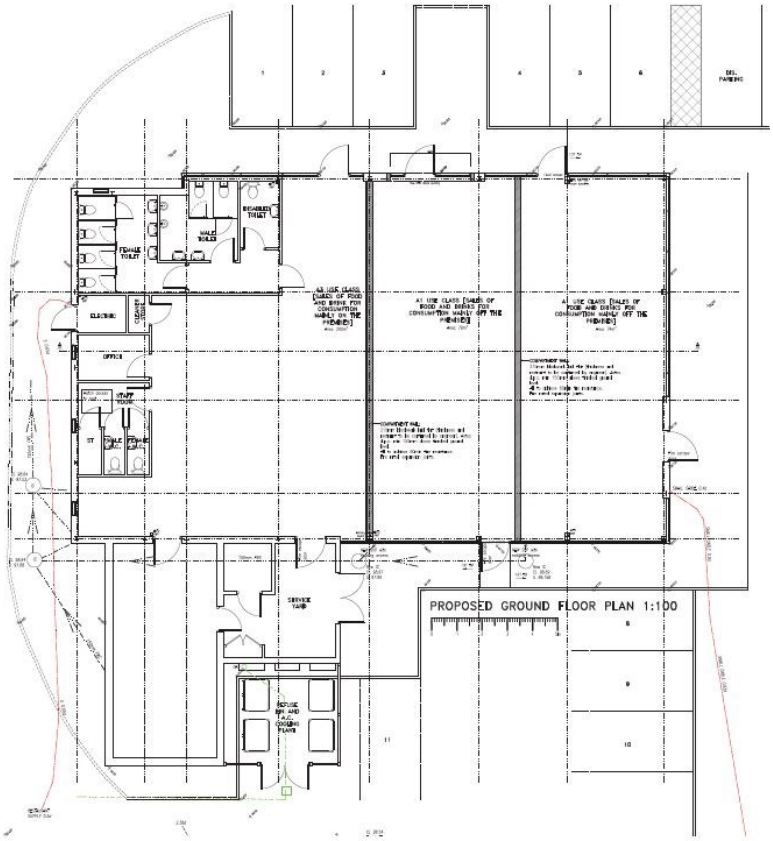
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Available on request.

Further Information & Viewing

Viewing strictly by prior appointment only with Savills or our joint agents FHP.



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November 2020

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