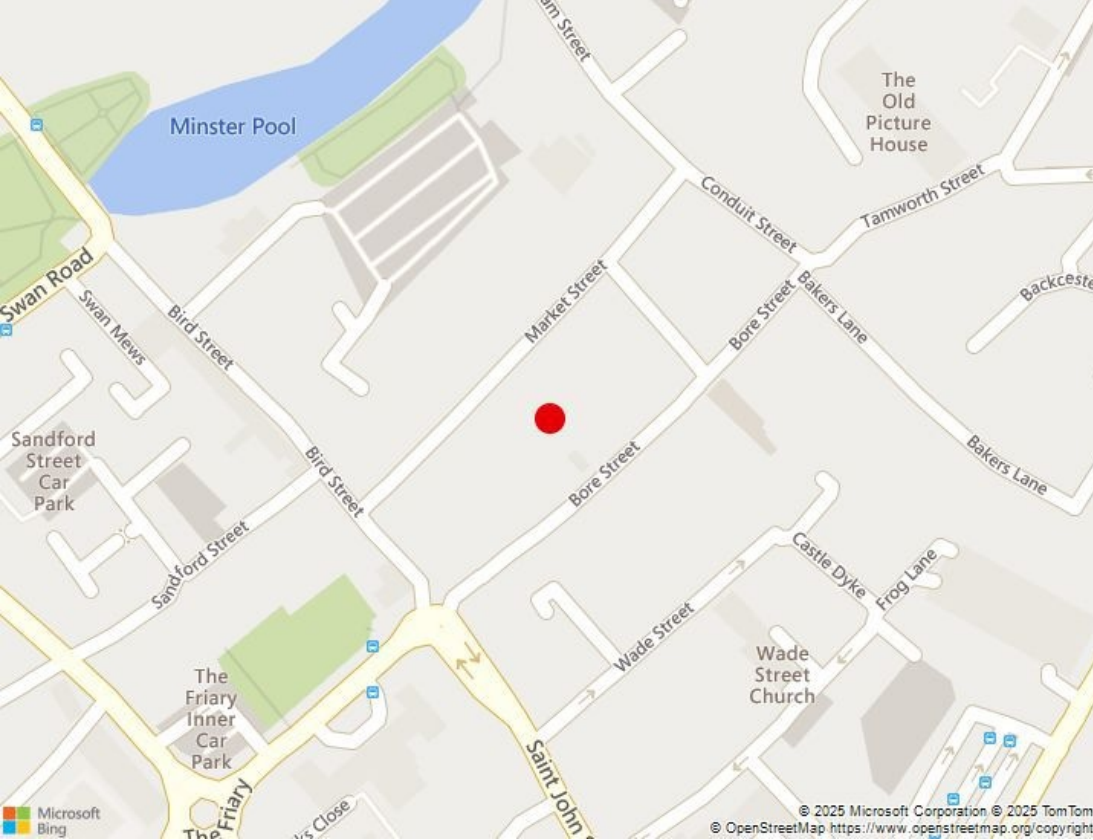


# RETAIL TO LET

Unit 2-4, City Arcade, Market Street, Lichfield, Staffordshire, WS13 6LY

892 SqFt (82.87 SqM) | £22,500 per annum exclusive





## KEY FEATURES

- Lichfield is a thriving cathedral city
- Popular covered parade
- Substantial glazed frontage
- Popular and busy shopping centre

## LOCATION

The premises are situated within City Arcade Shopping Centre, providing an important link to the city's main retail and business thoroughfare of Bore Street and Market Street. City Arcade provides a vibrant mix of retailers including **The Bullseye Bar**, **Patty Freaks**, **Toluca Mexican Bar & Grill** together with Andrew **Booths Estate Agents**, **Connells** and **Dixons**.

## DESCRIPTION

Double fronted retail unit situated within a modern shopping parade, providing ground floor sales area, ancillary storage, basement, kitchenette and WC.

The premises is suitable for a variety of uses including retail, professional services, coffee shop or high end bar / restaurant.



Area	SqFt	SqM
Groud Floor area	868	80.64
Basement storage / treatment room	135	12.54
<b>Total Floor Area</b>	<b>892</b>	<b>82.87</b>

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## TERMS

The premises are available by way of 5 year lease of multiples thereof on an internal repairing and insuring basis, plus service charge.

## ASKING RENT

£22,500 per annum exclusive

## SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance and cleaning of internal common areas, waste removal and building insurance, etc. Further details are available upon request.

## EPC

Energy Performance Rating C-68. Certificate available on request.

## BUSINESS RATES

Rateable Value £14,250

Businesses may benefit from small business rate relief in 2025/2026 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable

## VIEWING

Strictly by prior appointment, please contact:



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