

BURLEY BROWNE

www.burleybrowne.co.uk

FREEHOLD INVESTMENT

FOR SALE

**25 BIRD STREET
LICHFIELD
WS13 6PW**



Commercial premises let to LM Funerals Ltd t/as F M & J Wait Funeral Directors on a 25 year lease from 16th December 2010 at a rental of £40,000 per annum subject to rent review and tenant only break options every 5th anniversary.

LM Funerals Limited was acquired by Dignity Funerals in 2015

**RARE OPPORTUNITY TO ACQUIRE A FREEHOLD INVESTMENT IN
LICHFIELD CITY CENTRE**

0121 321 3441

LOCATION

The property is situated on the pedestrianised Bird Street in the heart of the historic City of Lichfield.

Notable occupiers in the immediate locality include **Ego Restaurant, ASK Italian, Qmin, The Winehouse** and **Best Western George Hotel**.

DESCRIPTION

An inner terraced three storey Grade II Listed property which fronts the pedestrianised Bird Street with car parking to the rear being approached off Sandford Street.

The premises comprise a ground floor reception leading through to an inner reception, two further rooms leading through to rear single storey extension. A staircase from the inner reception to first floor landing, 4 offices, kitchen and wc. Three further storage rooms, staffroom and wc on the second floor.

Rear parking.

Floor Areas

Ground floor– 227.42 sq m / 2448 sq ft
First Floor – 49.05 sq m / 528 sq ft
Second floor – 47.1 sq m / 507 sq ft

TENURE

Freehold subject to the following tenancy:

The property is let on a 25 year FRI lease commencing 16th December 2010 to LM Funerals Limited at a rental of £40,000 per annum exclusive subject to rent review and tenant only break clause at every 5th anniversary. Break clause subject to 6 months prior written notice.

LM Funerals Limited was acquired by Dignity Funerals in 2015. Dignity Funeral Limited is a British company that has funeral homes across the UK. Dignity is Britain's largest single provider of funeral related services with over 800 funeral locations and 45 crematoriums in the UK (source www.dignityfunerals.co.uk)

A copy of the lease is available upon request.

PURCHASE PRICE

Offers invited.

Guide price: Offers in excess of £600,000

BUSINESS RATES

Rateable Value £16,500 obtained from the Valuation Office Rating List.

ENERGY PERFORMANCE CERTIFICATE

Assessment awaited.

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 to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT although we understand VAT will **not** be payable in this instance.

VIEWING

Strictly by prior appointment only through Burley Browne on 0121 321 3441.

To minimise disruption to the current tenants business, inspections will only be carried out following clarification of interest at a potentially acceptable level together with proof of funding.

FURTHER INFORMATION:

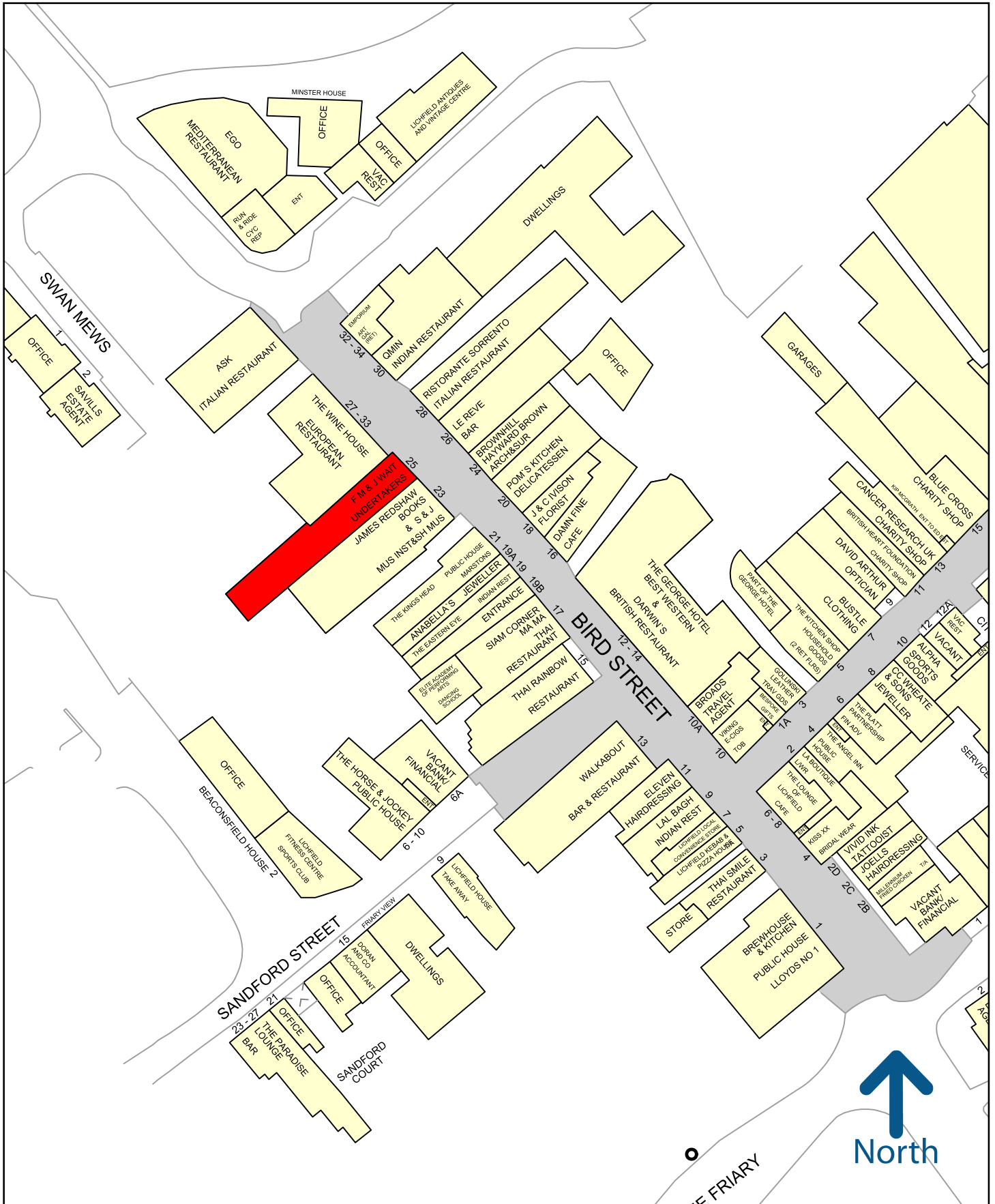
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50 metres

Experian Goad Plan Created: 08/10/2019

Created By: Burley Browne



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CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
Registered in England No. 5488324**

Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk