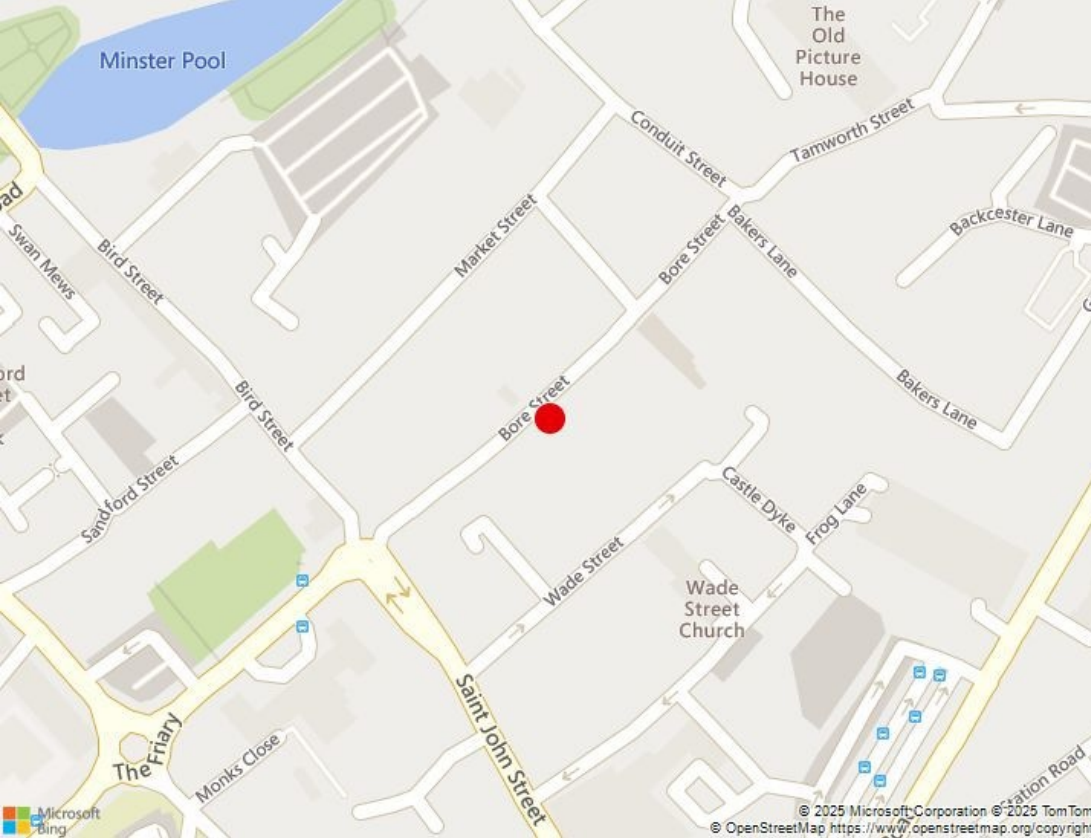


GROUND FLOOR SUITE TO LET

Mansell House, Ground Floor Rear, 22 Bore Street, Lichfield , Staffs, WS13 6LL

746 SqFt (69.3 SqM) | £14,000 per annum exclusive





KEY FEATURES

- Well presented open plan accommodation
- Located within the heart of Lichfield City Centre
- Ground floor
- Near to Lichfield Bus Station & Lichfield City Railway Station
- Shared access from Bore Street or private access from the rear
- 1 allocated car parking space

LOCATION

The property is situated within an attractive building occupying a prominent position within the heart of Lichfield City Centre and fronting Bore Street towards the junction with Bird Street and St John Street. Bore street is the hub for professional services in Lichfield including numerous primary care, accounting, legal and estate agency services along with its retail provision. A number of nearby pay and display car parks within easy walking distance.

DESCRIPTION

The property comprises a ground floor self-contained office suite with open plan accommodation and private ground floor access from the rear, kitchenette, disabled and male/female WC. The accommodation has recently been refurbished to a high standard to include carpeting, LED lighting, access controls and perimeter trunking. There is 1 allocated car parking space.

Area	SqFt	SqM
Ground Floor Rear	746	69.3
Total Floor Area	746	69.3



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TERMS

The property is available on the basis of a new Internal Repairing and Insuring lease plus Service Charge, the terms for which are to be agreed by negotiation.

ASKING RENT

£14,000 per annum exclusive

SERVICE CHARGE

A Service Charge contribution will be payable for the repair & maintenance of the communal and external areas. Further details on request.

EPC

A full copy of the Energy Performance Certificate can be provided upon request.

BUSINESS RATES

Business Rateable Value: £7,100

We would advise any interested parties satisfy their own enquiries with the local authority (Lichfield).

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which we understand will be payable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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