Jayman
Commercial

01543 416 767
commercial@jayman.co.uk



FOR SALE

Commercial Investment,
7 Market Street, Lichfield. WS13 6JX

- **Shop & Upper Floors fully let producing £43,360 per annum**
- **7 individual tenants**
- **Of interest to investors or owner occupiers**
- **Centre of Lichfield**
- **Rare Freehold Opportunity**

Offers in the region of £500,000

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Location

The land and property is located on Market Street, Lichfield (WS13 6JX).



Description

A 3 storey retail premises with upper rooms let as offices / clinics. (Grade II listed)
Ground floor
1. Shop let to Bustle Clothing.
  Gross Area: 14.7m x 6.1m
  Sales Area, Changing Rooms, Store Room, Kitchen, WC
2. Ground Floor Store let to B Woolston.

First Floor
3 Rooms let to Thai Massage
4 Room let to Miss McClure

Second Floor
5 Room let to Miss Poyser
6 Room let to Miss Potter
7 Room let to Miss Lloyd



Leases

The property is fully let to 7 local business on various leases. Total income is £43,360 per annum excluding insurance and other charges for common parts. The long-standing ground floor shop tenant has served notice to vacate on 31 March 2027 providing the opportunity to re-let or occupy.

Asking Price

Our client is seeking offers in the region of £500,000 for the freehold investment subject to the existing tenancies.



Rates

Current RV: £13,250 (April 2026)

Legal Costs

Each party to bear their own.

EPC

Ground Floor: C, First & Second Floors: D

VAT

We are advised no VAT is payable on the rents or proposed purchase.

Viewing

By prior appointment with the sole agents:
Jayman Commercial
t: 01543 416567 / e: commercial@jayman.co.uk

Subject To Contract September 2026

Jayman Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No employee of Jayman Commercial has any authority to make or give representation or warranty whatever in relation to this property. As far as possible these particulars are intended to give a fair description of the property. Unless otherwise stated, no enquiries have been made of statutory authorities nor tests made of electricity, plumbing or other services installed in the property. No warranties or certificates of building work, leases/title documents have been inspected. Such information as is given in these particulars is based on a purely visual inspection only and information supplied to us the vendor/lessor. Interested parties must take their own measurements in order to satisfy themselves that the premises are suitable for their requirements. Our measurements are approximate in order to give a description of size only. Whilst every care has been taken to prepare these particulars, we will be grateful if you could inform us of any errors or misleading descriptions in order that we may correct them in our records.