



Bird Street, Lichfield, WS13 6PW

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT

£750,000

- Freehold Investment £750,000
- Rent £50,000 per annum
- Let to June 2023 with tenant breaks

#### **Property Description**

The substantial corner position 2 storey Grade II Listed building comprises a long established Thai restaurant on the ground floor, with a commercial kitchen, customer toilets and store. The tenant has converted first floor storage into staff accommodation offering bedrooms, bathroom facilities and some ancillary storage has been retained.

#### **Location**

The property is located at the junction of Bird Street and Sandford Street on the leisure and hospitality circuit in Lichfield city centre where there is a strong mix of local independent and national restaurants and bars. Lichfield is approximately 15 miles north of Birmingham and benefits from good public transport links.

#### **Rates**

The current rateable value (1 April 2023) is £43,250. Prospective occupiers are recommended to make their own enquiries with the local authority for verification

#### **Legal Costs**

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

#### **VAT**

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable, which will not be payable on the purchase.

#### **Sale Method**

Private Treaty

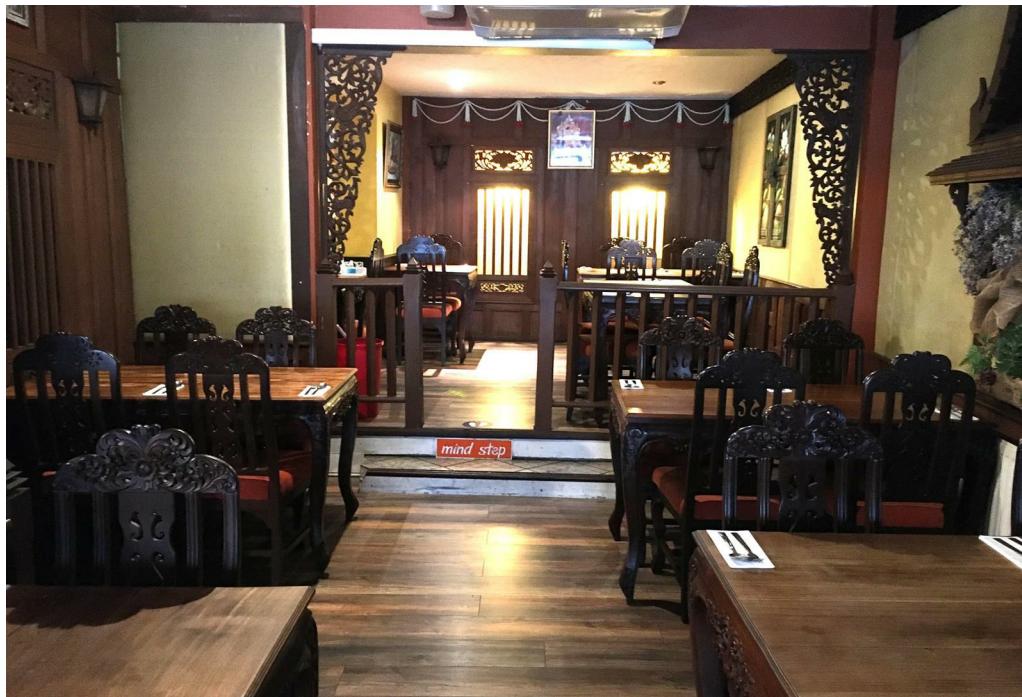
#### **Sale Comments**

Let to a private individual for 15 years from 24th June 2023 at £50,000 per annum exclusive with rent reviews every 5 years to Market Rent. There are tenant only break clauses every 5 years. The tenant is responsible for all repairs and decorations and for reimbursing the insurance premium.

#### **Important Notes**

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice



# Plan