

**RETAIL FOR RENT**



Lichfield Business Park,  
Birmingham Road, Walls  
Island  
Lichfield, Staffordshire  
United Kingdom

Monthly Rent  
**£25,000**

Size **0 Sq M** Listing ID **GL-1641857837**

Year Built

Date Listed **01/10/2023**

Listed by: Listanza Services Group

For more information, visit:

<https://www.globallistings.com/6595647>

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## Overview

Kal Sangra-Shonki Brothers Ltd are pleased to present these 3 commercial units over the ground floor only.

### Directions

The premises is located on Lichfield South Business Park on the A5 Birmingham Road. It is approximately 2 miles south of Lichfield City Centre and close to junction T5 of the M6 Toll Road. The Business Park comprises of various operations such as Voyage Care, Dimension Data and Ascom. Other retailers at the park include Costa Drive Thru, McDonalds, David Lloyd Health Club and Holiday Inn Express.

### Accommodation

Accommodation: All measurements are approximate:

Unit 1: 769 sq ft (74 sq m)

Unit 2: 839 sq ft (78 sq m)

Unit 3: 2152 sq ft (200 sq m)

Rent

Unit 1: £25,000 pax

Unit 2: £25,000 pax

Unit 3: £42,500 pax

We understand that VAT is not applicable.

A rent deposit will be required equivalent to a quarters rent

Landlord to insure and tenant to reimburse.

Service Charge

Service charge for the whole unit is £2,618 per annum.

Lease Terms

We understand that the unit is available by way of a 10 year lease or longer on a full repairing and insuring basis with 3 yearly rent reviews.

Planning:

We understand the property has Class E use

All enquiries regarding planning should be made to Lichfield City Council Planning department 01543 250011.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Legal Cost

Each party is responsible for their own legal costs.

Council Tax

Rating Assessment:

Description: Shop and premises

Authority: Lichfield City Council

Rateable Value: £68,000

Rates Payable: £34,816 pa

Year: 2020/2021

Please make your own enquiries in respect of the rating liability and any small business relief.

Energy Performance Certificate

Available on request

Viewing

Strictly by appointment through the letting agents.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)

Disclaimer

Important Information: - Shonki Brothers their clients and any joint agents give notice that:

These particulars are prepared as a general guide for the property and whilst they are believed to be correct their accuracy is not guaranteed. As such all photographs, measurements, floorplans and distances referred to are only provided as a guide and should not be relied upon for the purchase of flooring or any other fixtures or fittings.

Any and all fixtures and fittings listed in these particulars are deemed removable by the vendor. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any applications.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

These particulars do not constitute part or all of an offer or contract.

Whilst we take care in preparing these particulars, it is the buyers responsibility to ensure they have carried out all their investigations of the various aspects of the property and that his/her legal representative confirms as soon as possible all matters relating to title, including the extent and boundaries of the property and other important matters, before exchange of contracts

Any ground rent, service charges and any other lease details (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the property.

In accordance with the Money Laundering Regulations 2017, the intending purchaser will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.

**Contact**

**Email**

**Phone**