



Former Frankie and Benny's Wall Island Birmingham Road, Lichfield, WS14 0QP

TO LET

Various Sizes Available

- New unit frontage to be installed
- Located on the Wall Island Estate
- Adjacent to Costa, and David Lloyd's
- Parking available to the front and rear
- Suitable for alternative uses (STP)
- McDonald's & Holiday Inn On Estate
- 847-2,066 sq ft available
- Excellent transport links

LOCATION:

The property is located on the established Wall Island Estate in Lichfield, approximately 2 miles south of Lichfield city centre and on the busy A5, Birmingham Road close to junction T5 of the M6 Toll Road. The property is situated adjacent to a Costa Drive Thru and David Lloyd Health Club with other occupiers of the park including, Holiday Inn, and McDonald's. There are also office occupiers on the adjoining Lichfield South Business Park that is home to the HQ's of Voyage Care, Dimension Date and Ascom.



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DESCRIPTION:

This former Frankie and Benny's property comprises three separate units available from 847-2,066 sq ft and is suitable for a variety of uses (STP). They are to be provided in shell condition ready for tenant fit out. Parking is available to the front and the rear of the units along with the larger car park for the rest of Wall Island. Externally the property will benefit from a new glazed frontage. The bin store and service yard are also located to the rear of the property.

PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Unit 1	847.00	78.69	£25,000
Unit 2	891.00	82.78	£25,000
Unit 3	2,066.00	191.94	£45,000

TENURE:

Leasehold.

VAT: VAT will be charged at the prevailing rate. **SERVICE CHARGE:** Will be levied for the upkeep and maintenance of the property.

EPC: Available upon request. **RATEABLE VALUE:** To be assessed.

VIEWING: Strictly by appointment only **LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

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