

Lichfield, 149-151 Beacon Street, WS13 7BG

Freehold with Residential Development Potential



LOCATION

The property is located on Beacon Street in Lichfield a short distance from Abnalls Lane which provides access to the A51 western bypass. The premises are just under half a mile to the north west of Lichfield City Centre and the premises are also within close proximity to Morrisons Supermarket which itself is situated just off Beacon Street.

Lichfield is a thriving cathedral city located 50 miles north east of Birmingham and neighbours Tamworth to the east and Sutton Coldfield to the south. Lichfield benefits from excellent road links via the motorway network to include M6Toll, M6, M42 and the M5 and rail links to Birmingham City Centre on the cross city line and London and Glasgow via the west coast mainline.

DESCRIPTION

The premises have historically been utilised as a convenience store with residential accommodation above.

ACCOMMODATION

0.2 Acres (0.08 Hectares)

TENURE

Freehold sale of the land and buildings.

PRICE

Offers around £425,000.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £8,600

Interested parties should verify this information with the local rating authority.

PLANNING

The ingoing tenant should confirm their proposed use is permitted with the local planning authority.

EPC

The EPC is available upon request.

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 will be responsible for their own legal costs incurred in the transaction, although the proposed purchaser's solicitor is to provide an undertaking to cover the sellers legal costs in the event that they withdraw once a sale is agreed and solicitors instructed.

VAT

All figures quoted are exclusive of VAT which may be payable.

TIMING

The property is available immediately upon completion of legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Chris Gaskell

Email: chris.gaskell@johnsonfellows.co.uk

Or joint agent:

David Hemming

Burley Browne



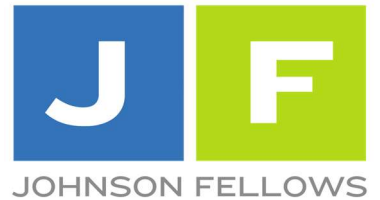
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