

Lot 9

27 Bird Street, Lichfield
WS13 1PT

GUIDE PRICE: £950,000



**FREEHOLD COMMERCIAL INVESTMENT WITH
FURTHER GROUND RENT INCOME**

This freehold investment property consists of an Ask restaurant premises and a further adjoining wine bar. The Ask Restaurant is let until 13/05/29 with a further rent review due in 2019 at a rent of £40,000 pa. The Wine House Wine Bar that is attached is let until 14/7/15 at a rent of £29,500. There are flats above that have all been sold off on long leases producing a further £2000 pa ground rent income, thus overall this investment produces £71,500pa. The building is sold with the benefit of this ongoing income and will be of interest to investment purchasers. Bird Street forms part of the main town centre of Lichfield that is a well-regarded Midlands location.

ACCOMMODATION

Restaurant, kitchen, staff area and toilets: approx 239m2
(taken from VOA website)

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Lichfield District Council 01543 308000
Rateable value: £27,978

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN