



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



## TO LET

### 11 BAKERS LANE, THREE SPIRES SHOPPING CENTRE, LICHFIELD

#### Location

Lichfield is an affluent cathedral city located 15 miles northeast of Birmingham and 6 miles northwest of Tamworth and benefits from a district population of approximately 93,000. The Three Spires Shopping Centre is the prime trading location in the city centre, anchored by Debenhams. Other multiple retailers located in the city include Fat Face, WH Smith, New Look, Marks and Spencer, Caffè Nero, Dorothy Perkins, EE, Holland & Barrett, The Body Shop and Costa Coffee.

The property is situated in a prime trading location adjacent to Greggs and opposite The Body Shop.

#### Accommodation

Shop Width	4.33 m	14' 2"
Shop Depth	11.89 m	39' 0"
Ground Floor Sales	49.70	535
First Floor Ancillary	30.28	326

#### Lease

Available by way of a new effectively full repairing and insuring lease, subject to service charge provision, for a term of years to be agreed.

#### Tenure

The subject premises are offered by way of a new 10 year effectively full repairing and insuring lease subject to five yearly upward only rent reviews.

Date prepared: March 2019. All transactions are stated exclusive of VAT.  
Subject to Contract.

#### Commencing Rental

£40,000 per annum exclusive of service charge, business rates, building insurance and VAT.

#### Service Charge

A service charge is applicable on the unit at £3,194.28 per annum.

#### Rating Assessment

Rateable Value (2017) £30,250

The current UBR is 48.0p. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

#### EPC Rating

The property has an EPC rating of D:88 – full EPC available upon request.

#### Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

#### Viewing

Strictly by appointment with the joint agents:

#### Jon Rowley

Rowley Hughes Thompson

Direct Tel: 0121 212 7801

Email: [jonr@rhtretail.co.uk](mailto:jonr@rhtretail.co.uk)

#### Doug Tweedie

FHP

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50 metres

Experian Goad Plan Created: 19/01/2017  
Created By: RHT

