ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



TO LET

11 BAKERS LANE, THREE SPIRES SHOPPIING 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, Caffe 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

Doug Tweedie FHP Tel: 0121 752 5500 Email: doug@fhp.co.uk

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must sastisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.







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



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

50 metres

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011