



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

19 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, Café Nero, Dorothy Perkins, EE, Holland & Barrett, The Body Shop and Costa Coffee.

Description

The subject premises comprise a large ground floor retail unit with first floor ancillary accommodation.

Accommodation

Internal Width	5.79 m	19'
Shop Depth	10.31 m	33' 10"
Ground Floor Sales	57.2 sq m	616 sq ft
First Floor Ancillary	47.1 sq m	507 sq ft

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 premises are offered by way of a new 15 year effectively fully repairing and insuring lease subject to five yearly upward only rent reviews.

Rental

Rental offers in the region of £47,500 per annum are invited, exclusive of rating, service charge and VAT.

Rating Assessment

Rateable Value (2017/2018) £38,000

Service Charge

The Service charge on this property to is £4,166.02.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any 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

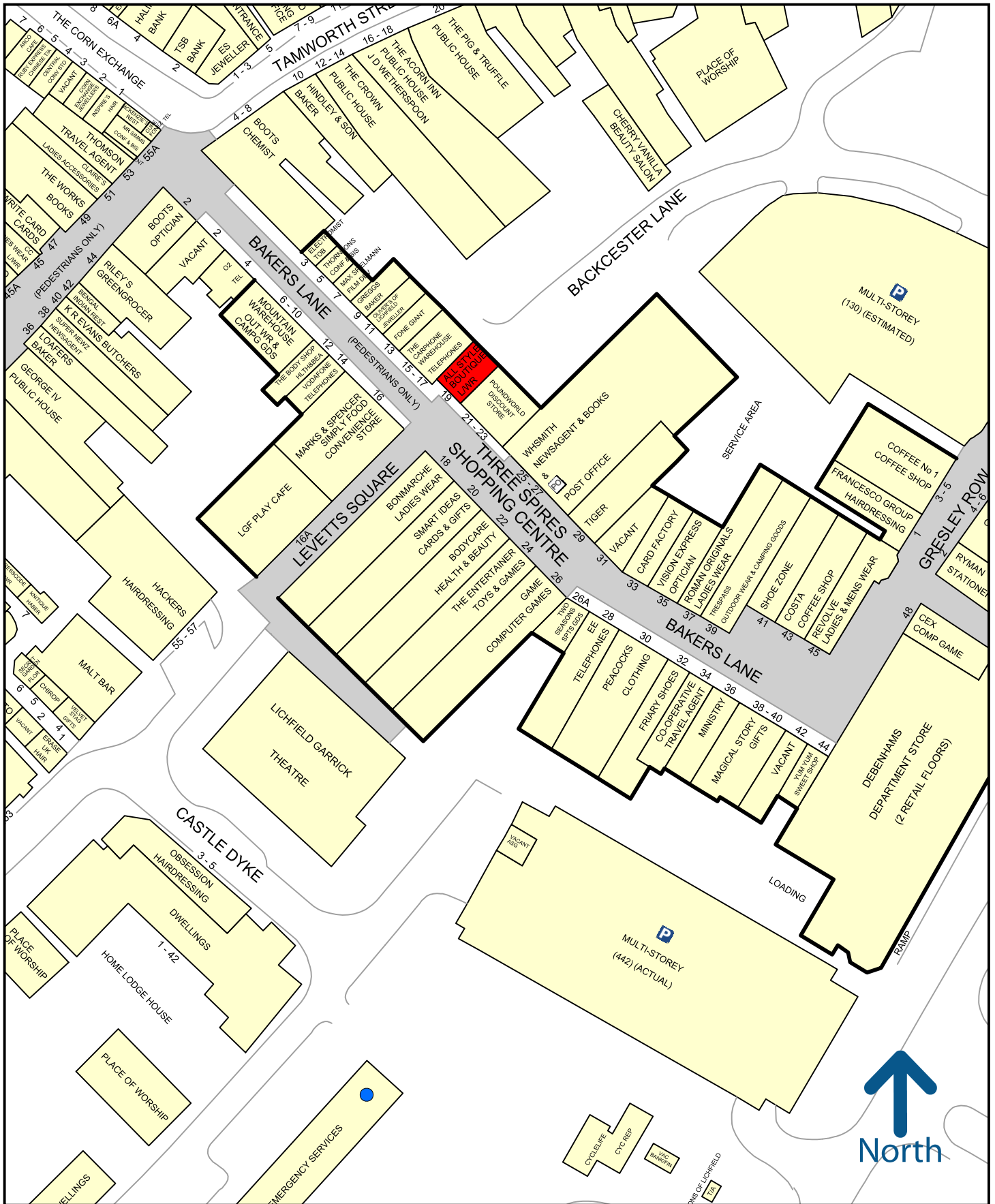
FHP

Tel: 0121 752 5500

Email: doug@fhp.co.uk

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

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50 metres

Experian Goad Plan Created: 19/01/2017
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