



# ROWLEY HUGHES THOMPSON

## PROPERTY CONSULTANTS

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## PRIME SHOP UNIT TO LET

**21-23 BAKERS LANE, THREE SPIRES SHOPPING CENTRE, LICHFIELD, WS13 6NF**

### Location

Lichfield is an affluent cathedral city located 15 miles North East of Birmingham and 6 miles North West 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, White Stuff, New Look, Marks and Spencer Food, Café Nero, Holland & Barrett, The Body Shop and Costa Coffee.**

### Description

The subject premises is situated in a prime trading location within the Three Spires Shopping Centre adjoining WH Smith. Other occupiers include **Costa, M & S Simply Food, Peacocks, Mountain Warehouse, The Entertainer and Carephone Warehouse.** Latest lettings include those to **Flying Tiger and Holland & Barrett.**

### Accommodation

Ground Floor Sales	5,282 sq ft	490.71 sq m
First Floor Ancillary	5,397 sq ft	501.39 sq m

### Tenure

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

### Commencing Rental

£125,000 per annum exclusive of service charge, business rates, building insurance and VAT.

### Service Charge

The lease is subject to a service charge, full details upon request.

### Rating Assessment

Rateable Value	£85,500
Uniform Business Rates	0.493p

*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.*

### Service Charge

£21,850 per annum.

### Energy Performance Certificate

EPC available upon request.

### Legal Costs

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

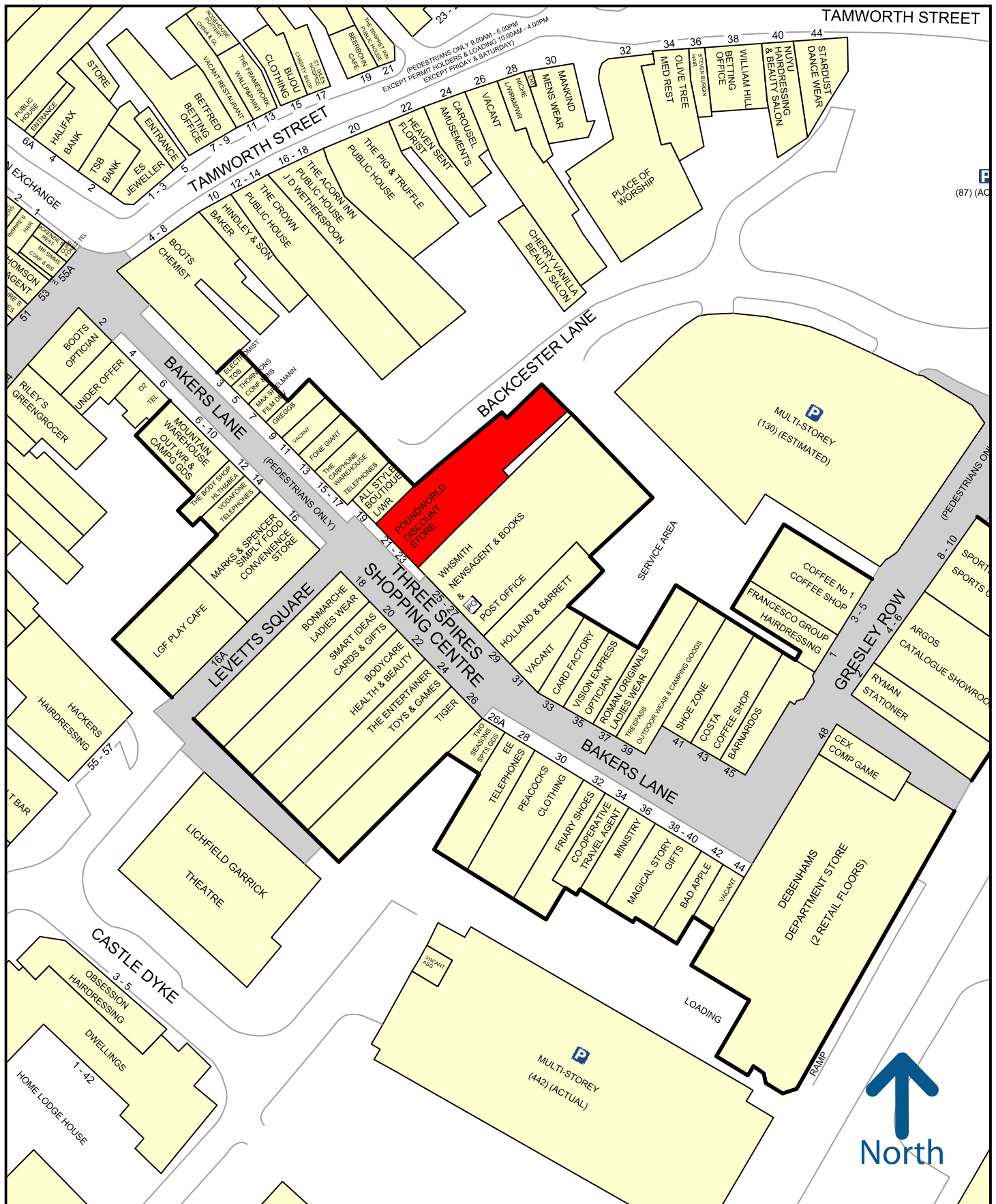
### For further information or to arrange a viewing please contact:

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

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50 metres

Experian Goad Plan Created: 25/07/2018  
Created By: RHT



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