



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET PRIME RETAIL UNIT

44 BAKERS LANE, THREE SPIRES SHOPPING CENTRE, LICHFIELD WS13 6NG

Location

Lichfield is located in southern Staffordshire approximately 10 miles north of Sutton Coldfield and 6 miles north west of Tamworth. Access to the national motorway network is facilitated via the Northern Relief Toll Road, junctions of which are situated within 3 miles of the City Centre.

The subject unit occupies a prominent position within the Three Spires Shopping Centre on Bakers Lane and are adjacent to **Debenhams** and **Bad Apple Hair** and other occupiers of note in the immediate vicinity include **Argos**, **Costa** and **Peacocks**.

Description

The subject premises comprise a ground floor lockup retail unit with rear loading is facilities.

Accommodation

Ground Floor Sales 50.3 m ²	541 sq ft
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Lease

Available by way of a new 15 year effectively full repairing and insuring lease, subject to service charge provision, for a term of years to be agreed.

Commencing Rental

£27,250 per annum exclusive of service charge, business rates, building insurance and VAT.

Service Charge

A service charge is applicable on the unit at £2,010 per annum.

Rating Assessment

Rateable Value (2017/2018) £26,250

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.

Energy Performance Rating

D:85 – full 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 a viewing please

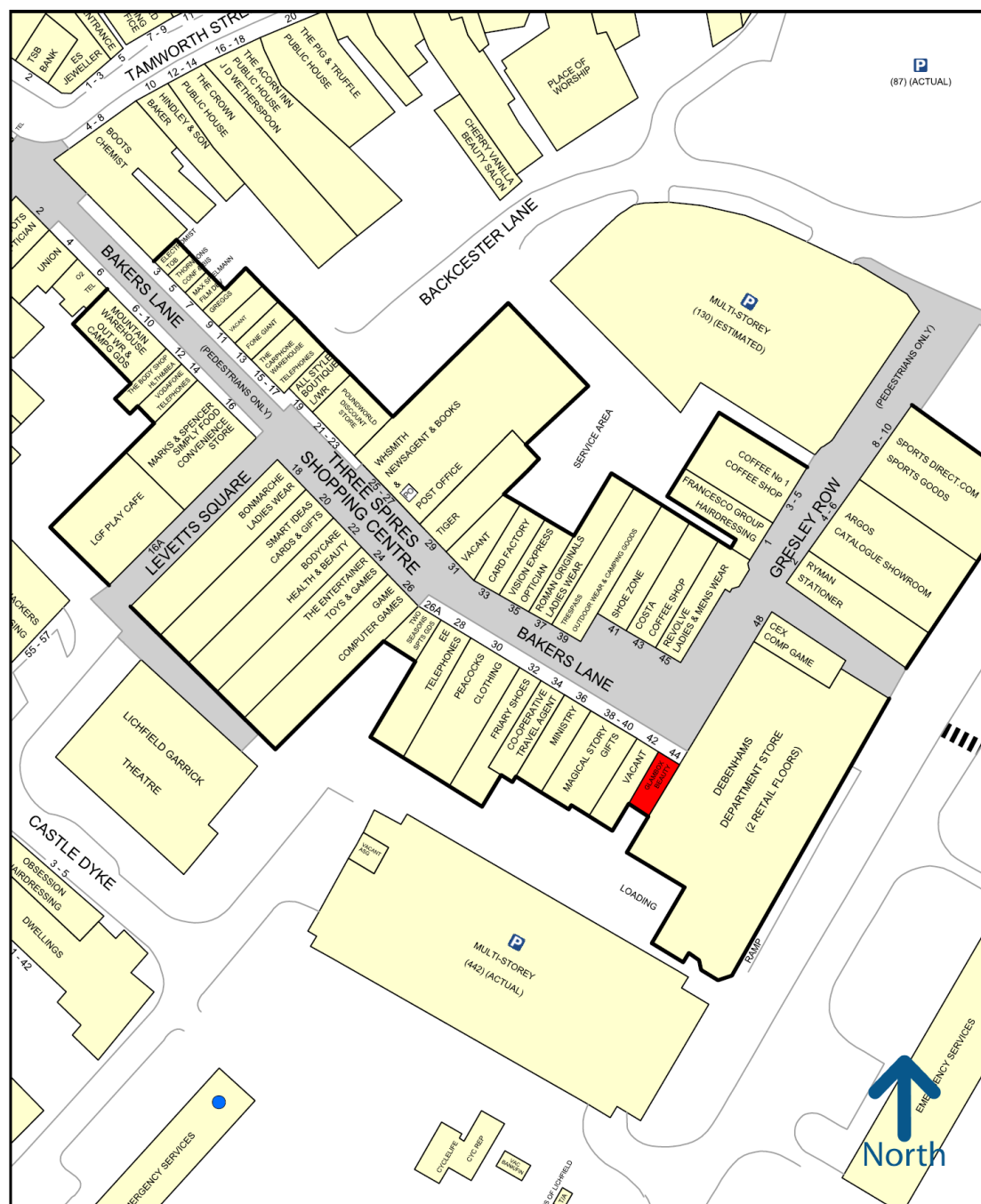
Contact:

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E: jonr@rhtretail.co.uk

Doug Tweedie
Tel: 0121 752 5500
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Date prepared: September 2021. All transactions are stated exclusive of VAT. Subject to Contract.

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 satisfy 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.



50 metres

Experian Goad Plan Created: 20/11/2017
Created By: RHT



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www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy Performance Certificate

Non-Domestic Building



44 Bakers Lane
LICHFIELD
WS13 6NF

Certificate Reference Number:
0490-0530-8029-2600-1092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **85** This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	53
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	185.22

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

51 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: DesignBuilder SBEM v2.2 using calculation engine SBEM v3.5.a.0

Property Reference: 922015680000

Assessor Name: Pascal Uagbale

Assessor Number: STRO001780

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: Stroma Technology

Employer/Trading Address: Unit 4 Pioneer Way Business Park Castleford WF10 5QU

Issue Date: 19 Oct 2010

Valid Until: 18 Oct 2020 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0192-0508-2640-4090-9003

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005