



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## PRIME SHOP UNIT TO LET

### 26A BAKERS LANE, THREE SPIRES SHOPPING CENTRE, LICHFIELD, WS13 6NF

#### 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 prime position within the central portion of Three Spires Shopping Centre on Bakers Lane and is adjacent to **Tiger** and **EE**. Other occupiers of note in the immediate vicinity include **Marks and Spencers Simply Food**, **Vision Express**, **Body Care** and **Smart Ideas**.

#### Description

The subject premises comprise a ground floor retail unit with first floor ancillary accommodation. Loading is facilitated to the rear.

Gross Frontage	6.19 m	20' 4"
Net Frontage	5.69 m	18' 7"
Ground Floor Sales	185.1 m	1,992 sq ft
First Floor Sales/Ancillary	227 m	2,443 sq ft

#### Tenure

The premises are offered by way of a new 15 year effectively fully repairing and insuring lease subject to 5 yearly upward only rent reviews.

#### Rent

Rental offers in the region of £75,000 pa are invited exclusive of rating, service charge and VAT liability.

#### Rateable Value

Description	Shop and Premises
Rateable Value	£81,500

*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

The annual service charge for the current financial year on this property is £15,735 exclusive of VAT and subject to variation.

#### Planning

The subject premises benefit from A1 (Standard Retail) planning consent.

#### Legal Costs

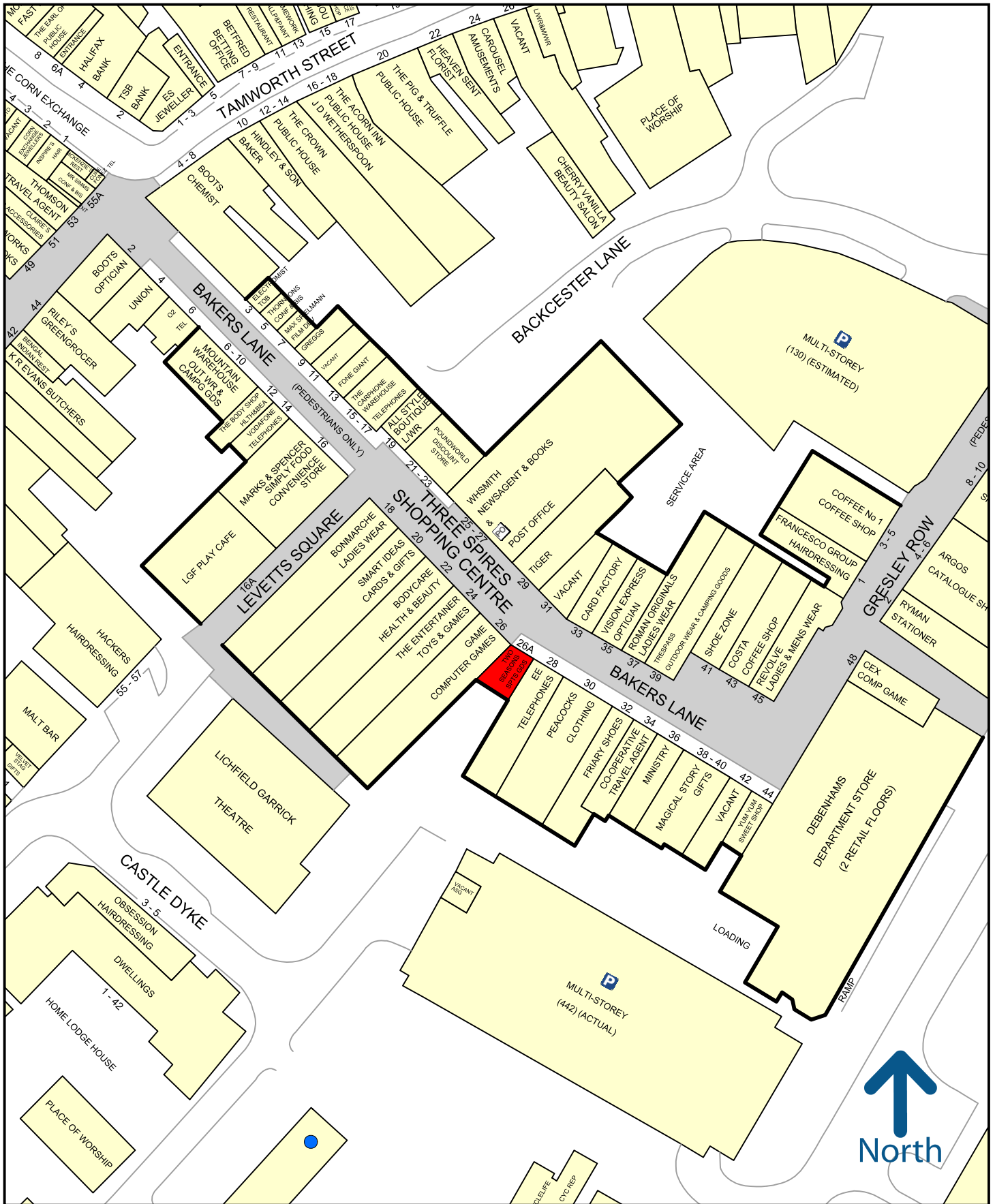
Each party is responsible for their own legal costs incurred within the transaction.

#### Viewing strictly by appointment with the joint agents:-

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



50 metres

Experian Goad Plan Created: 12/07/2018  
Created By: RHT

