



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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



TO LET – PRIME RETAIL UNIT

36 BAKERS LANE, THREE SPIRES SHOPPING CENTRE, LICHFIELD LS13 6NG

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, WH Smith, New Look, Marks and Spencer, Caffè Nero, Dorothy Perkins, EE, Holland & Barrett, The Body Shop and Costa Coffee.**

The property is situated in a prime trading location within Three Spires Shopping Centre. Recent transactions have included the upsize of SportsDirect, and new lettings to The Entertainer, Tiger, Coffee #1 and Mountain Warehouse.

Accommodation

Internal Width	5.84 m	19' 2"
Shop Depth	19.02 m	62' 5"
Ground Floor Sales	109.25 sq m	1,176 sq ft
First Floor Ancillary	31.7 sq m	341 sq ft

Lease

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

Commencing Rental

£47,500 per annum exclusive of service charge, business rates, building insurance and VAT.

Service Charge

A service charge is applicable on the unit at £5,627.69 per annum.

Rating Assessment

Rateable Value £49,750

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 Certificates

C63 – full EPC available upon request.

Legal Costs

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

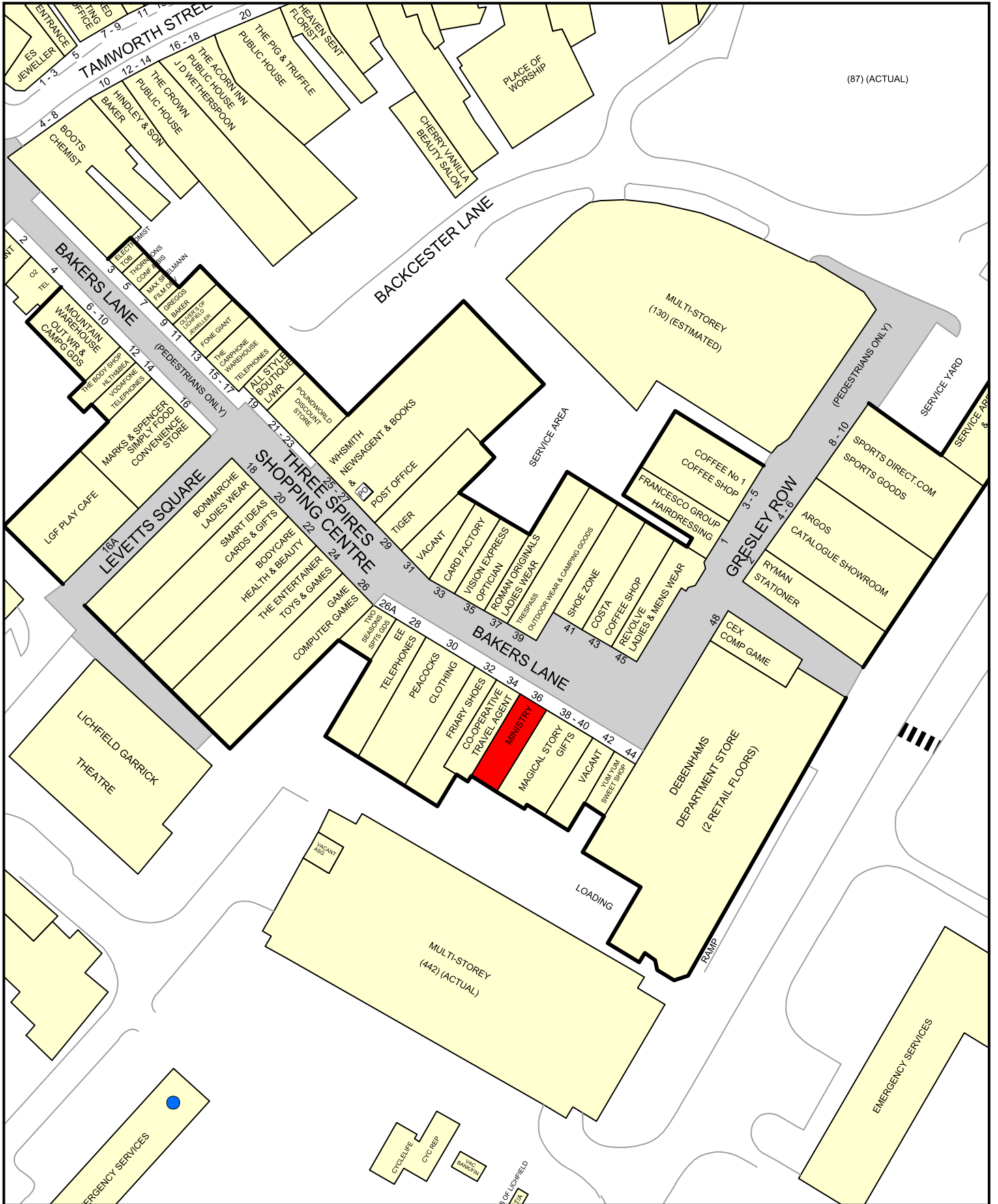
For further information or a viewing please contact:-

Jon Rowley
DD: 0121 212 7801
E: jonr@rhretail.co.uk

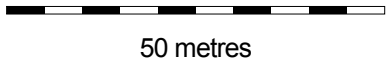
Doug Tweedie
DD: 0121 752 5500
E: doug@fhp.co.uk

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

Lichfield



(87) (ACTUAL)



Experian Goad Plan Created: 16/01/2017
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