



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	4.31 m	14' 2"
First Floor Ancillary	9.33 m	30' 6"

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

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