



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## PRIME SHOP UNIT TO LET

### UNIT 16 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 **Sea Salt, Fat Face, White Stuff, New Look, Café Nero, Holland & Barrett, The Body Shop** and **Costa Coffee**.

#### Description

This unit is adjacent to Vodafone, other occupiers nearby include **Sea Salt, Costa, Peacocks, Mountain Warehouse, The Entertainer** and **Carphone Warehouse**. Latest lettings include those to **Flying Tiger** and **Holland & Barrett**.

Ground Floor	3,423 sq ft	318 sq m
First Floor Ancillary	2,297 sq ft	213 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.

#### Rent

Rental offers in the region of £125,000 per annum exclusive.

#### Rateable Value

Rateable Value £92,500  
Uniform Business Rate 2018/19

*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

£22,186 pa

#### EPC

Available upon request.

#### Legal Costs

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

#### Contact/Viewing strictly by appointment with the Joint Agents:

Jon Rowley  
DD: 0121 212 7801  
E: [jonr@rhretail.co.uk](mailto:jonr@rhretail.co.uk)

Doug Tweedie  
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Date prepared: January 2019. All transactions are stated exclusive of VAT. Subject to Contract.