



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## TO LET – PRIME RETAIL UNIT

### 38-40 BAKERS LANE THREE SPIRES SHOPPING CENTRE LICHFIELD

#### 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 other occupiers of note in the immediate vicinity include **Argos, Costa Coffee, Evans and Debenhams.**

#### Description

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

Max Depth	18.95 m	62' 0"
Internal Width	10.5 m	34' 44"
Ground Floor Sales	187.75 sq m	2,021 sq ft
First Floor Ancillary	59.27 sq m	638 sq ft

#### Tenure

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

#### Rental

Offers in the region of £67,500 per annum are invited, exclusive of rating, service charge and VAT liability.

#### Rating Assessment

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 current service charge on the property until June 2017 is £9,864.13.

#### Planning

The subject premises benefit from A1 (standard retail) Planning Consent.

#### Legal Costs

Each party are to be responsible for their own legal costs incurred in the proposed transaction.

#### Viewing

Strictly by appointment with the joint agents:-

#### Jon Rowley – Rowley Hughes Thompson

Direct Tel: 0121 212 7801

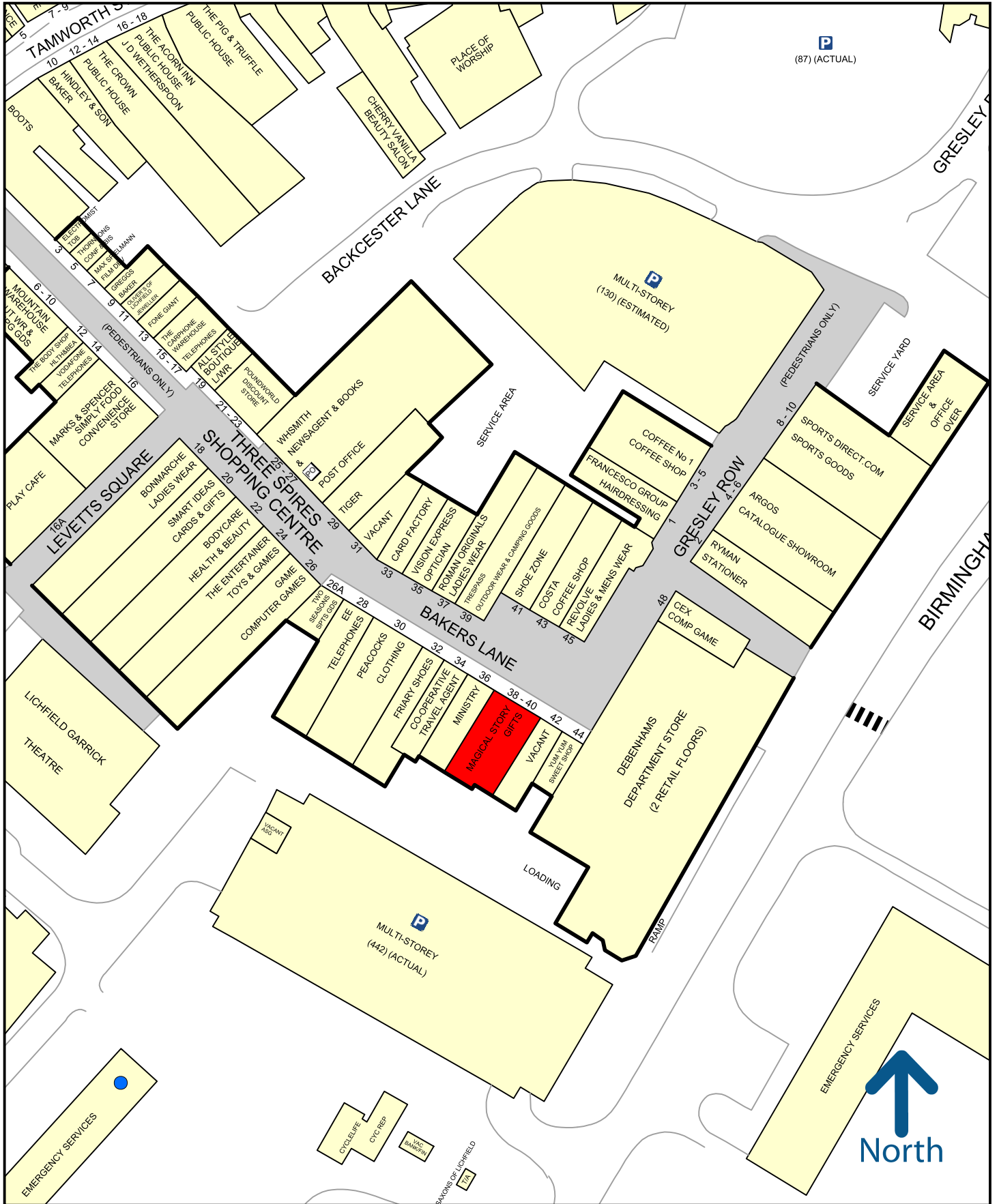
Email: [jonr@rhtretail.co.uk](mailto:jonr@rhtretail.co.uk)

#### Doug Tweedie – FHP

Direct Tel: 0121 232 4921

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



50 metres

Experian Goad Plan Created: 16/01/2017  
Created By: RHT

