



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET – PRIME RETAIL UNIT

17 BAKERS LANE, THREE SPIRES SHOPPING CENTRE, LICHFIELD WS13 6NG

Location

Lichfield is an affluent cathedral city located 15 miles northeast of Birmingham and 6 miles northwest 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, Caffè Nero, Dorothy Perkins, EE, Holland & Barrett, The Body Shop and Costa Coffee.**

The property is situated in a prime trading location within the Three Spires Shopping Centre adjoining **Polka Dot Travel.** Other nearby occupiers include **Costa, Peacocks, Mountain Warehouse, The Entertainer and Bon Marche.** Latest lettings include those to **Seasalt, Flying Tiger and Holland & Barrett.**

Accommodation

Ground Floor Sales	100.98 sqm	1,087 sq ft
First Floor Ancillary	53.23 sqm	573 sq ft
Total	154.21 sqm	1,660 sqft

Lease

Subject to Vacant Possession, 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

Offers are invited in the region of £62,500 per annum exclusive.

Service Charge

A service charge is applicable on the unit at £xxx per annum.

Rating Assessment

Rateable Value £57,500

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.

Planning

We understand the property has planning consent for **A1 Shops** and may be suitable for an alternative use, subject to planning.

Energy Performance Certificates

A copy of the Energy Performance Certificate is 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 view please contact:-

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Experian Goad Plan Created: 20/07/2020
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