



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## TO LET – PRIME RETAIL UNIT

### 5 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, Caffe 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 WH Smith. Other nearby occupiers include **Seasalt, Greggs, Nationwide Building Society, Mountain Warehouse, O2 and The Body Shop.** Latest lettings include those to **Seasalt, Flying Tiger and Holland & Barrett.**

#### Accommodation

Ground Floor Sales	24.90 sqm	268 sq ft
First Floor Ancillary	19.88 sqm	214 sq ft
<b>Total</b>	<b>44.78 sqm</b>	<b>482 sqft</b>

#### 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 £25,000 per annum exclusive.

#### Service Charge

A service charge is applicable on the unit at £2,005.54 per annum.

#### Rating Assessment

Rateable Value £19,000

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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Date prepared June 2020. All transactions are stated exclusive of VAT. Subject to Contract.