



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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PRIME KIOSK UNIT TO LET

UNIT 3 BAKERS LANE, THREE SPIRES SHOPPING CENTRE, LICHFIELD

Location

Lichfield is located in southern Staffordshire, approximately 10 miles north of Sutton Coldfield and six miles north west of Tamworth.

Access to the national motorway network is facilitated via the Northern Relief Toll Road, junctions for which are situated within 3 miles of the City Centre.

The subject premises occupy a prime position within the Three Spires Shopping Centre on Bakers Lane and is adjacent to Boots The Chemist and Thorntons. Other occupiers of note in the immediate vicinity include **Boots Opticians, 02, Nationwide B.S** and **Body Shop**.

Description

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

Gross Frontage	4.8 m	15' 9"
Internal Width	4.19 m	13' 9"
Shop Depth	6.40 m	21' 0"
Ground Floor Sales	24.71 sq m	266 sq ft
First Floor Ancillary	19.32 sq m	208 sq ft

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

Rent

Rental offers in the region of £25,000 per annum exclusive of rating service charge and VAT.

Rateable Value

Rateable Value £19,000
Uniform Business Rate 2019/20

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.

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:

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