



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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**4-6 GRESLEY ROW, THREE SPIRES SHOPPING CENTRE,
LICHFIELD WS13 6JF**

**COBBLES, CHARACTER AND TOURISM – RETAIL UNIT
AVAILABLE SUBJECT TO VACANT POSSESSION**

GROUND FLOOR SALES – 436.64m² (4,700 ft²)



- Highly affluent population
- The Three Spires Shopping Centre is the prime trading location in the city centre
- Open air shopping centre environment
- Large retail unit with prominent frontage
- Nearby occupiers include Sports Direct, CEX, Coffee#1, Franchesco Hair.
- Other retailers represented include Vodafone, Mountain Warehouse, The Entertainer, Seasalt, Flying Tiger and The Boyd Shop.



Location

Lichfield is an affluent cathedral city located 15 miles northwest 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 **White Stuff, Fat Face, WH Smith, New Look, Caffè Nero, 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 **Sports Direct**. Other nearby occupiers include **Coffee#1, Costa, Peacocks, Mountain Warehouse, The Entertainer and Bon Marche.**

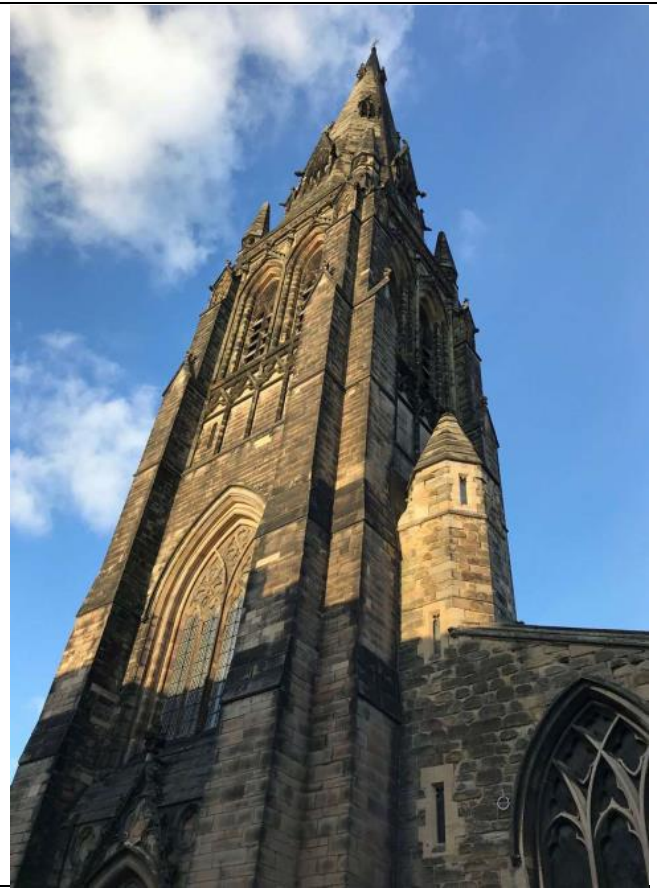
Latest lettings include those to **Seasalt, Mountain Warehouse, Nationwide, Flying Tiger, and Holland & Barrett.**

Accommodation

We understand that the property provides the following approximate areas:-

Description	M ²	Ft ²
Ground Floor Sales	436.64	4,700
First Floor Ancillary	507.15	5,459
Total	943.79	10,159

(This information is given for guidance purposes only)



Lease

Subject to vacant possession, the premises are offered by way of a new 10 year effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews.

Rent

Rent on application

Service Charge

A service charge is applicable on the unit at £39,500 per annum.

EPC

A copy of the Energy Performance Certificate is available upon request.

Business Rates

We are verbally advised by Lichfield District Council Business Rates Department that the property is assessed as follows:-

Rateable Value 2017 £67,500

The current UBR is 51.2. Under the latest Government relief qualifying retail and hospitality businesses impacted by Covid-19 will receive full rate relief until 30.6.21, thereafter and to 31.3.22 there will be a discount of 66%. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

Planning

The property is categorised as Use Class E and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, crèche and gym.

Viewing

Strictly by appointment with the agents:-

Jon Rowley

Rowley Hughes Thompson

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Date prepared: April 2021. Transactions are stated exclusive of VAT, Subject to Contract

