



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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**46 BAKERS LANE, THREE SPIRES SHOPPING CENTRE,
LICHFIELD WS13 6NG**

**PRIME DEPARTMENT STORE – RETAIL UNIT
AVAILABLE SUBJECT TO VACANT POSSESSION**

GROUND FLOOR SALES – 1,456m² (15,669ft²)



- **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**
- **Other retailers represented include Vodafone, Mountain Warehouse, The Entertainer, Seasalt, Flying Tiger and The Body Shop**
- **Split available to suit individual requirements**



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. 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.. Other nearby occupiers include **Coffee #1, Costa, Peacocks, Mountain Warehouse, The Entertainer** and **Bon Marche**.

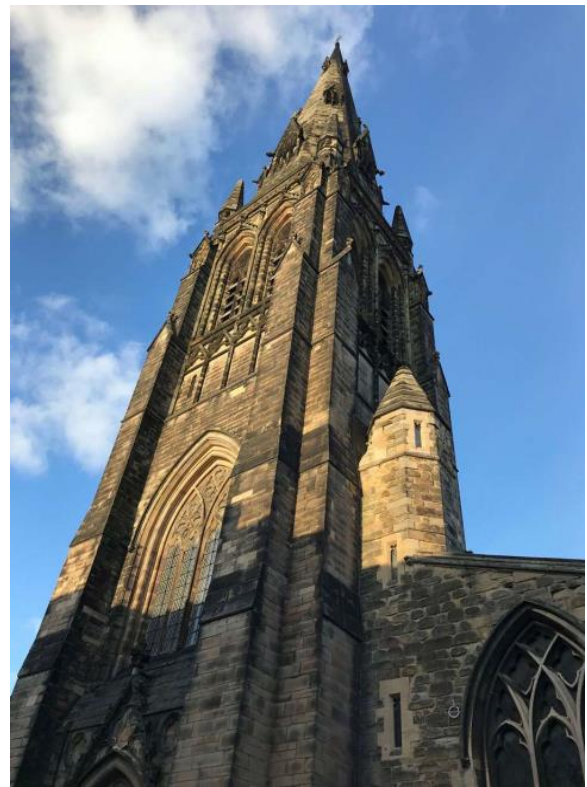
Latest lettings include those to **Seasalt, Mountain Warehouse, Nationwide, Flying Tiger** and **Holland & Barrett**.

Accommodation

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

Description	M ²	Ft ²
Ground Floor	1,455	15,669
First Floor	1,503	16,179
Second Floor	1,281	13,794
Total	4,420	45,642

(This information is given for guidance purposes only)



Lease

Subject to Vacant Possession, the premises are offered by way of a new lease.

Rent

Rent on application

Split

The premises are available by way of a split. Further information available on request.

Service Charge

A service charge is applicable on the unit. Further information available upon request.

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: £297,500

The current UBR is 51.2p. Under the latest Government relief qualifying retail and hospitality businesses impacted by Covid-19 will receive full rates 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, creche and gym. (This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries to Lichfield District Council on 01543 308000).

Viewing

Strictly by appointment with the agents:-

Jon Rowley

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Doug Tweedie

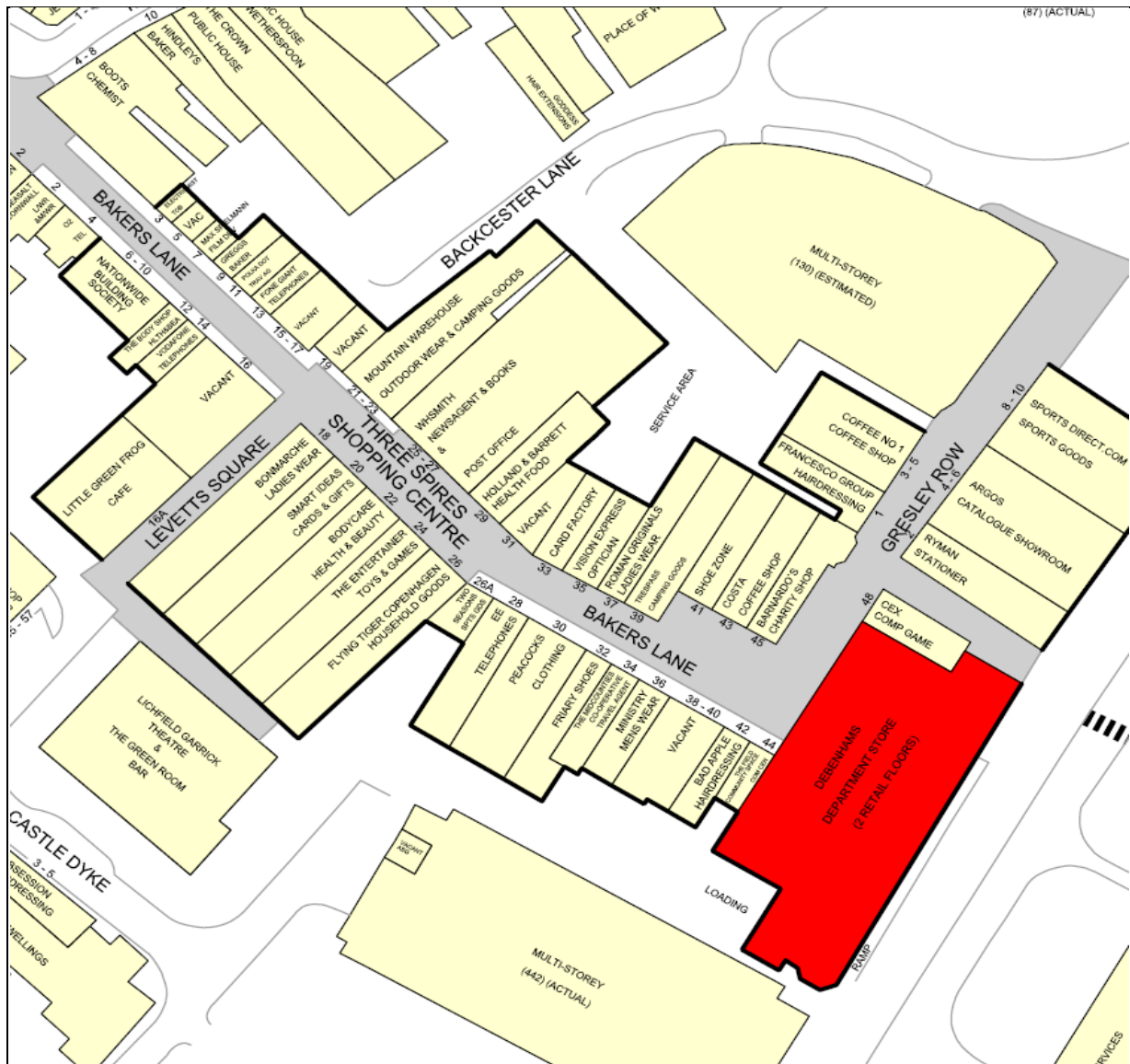
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Date prepared: August 2021. Transactions are stated exclusive of VAT, Subject to Contract



SAT NAV: WS13 6NG