

12 Bakers Lane | Three Spires Shopping Centre | Lichfield | WS13 6NF

## Prime Class E unit available – available subject to vacant possession

42.55m<sup>2</sup>  
(458ft<sup>2</sup>)

- Located adjacent to **Vodafone** and **Nationwide Building Society**
- Highly affluent population
- Thriving Shopping Centre environment
- Occupiers in the immediate vicinity include **Boots**, **Seasalt**, **Tesco Express**, **O2** and **Mountain Warehouse**
- Available subject to vacant possession
- Quoting rent £30,000 per annum exclusive



**TO LET**



Location



Gallery



Contact



FHP are pleased to bring to the market (subject to vacant possession) this prime retail opportunity located within the heart of the thriving Three Spires Shopping Centre, Lichfield.

## Location & Description

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.

Located in the heart of the prime shopping pitch in Lichfield, the unit provides accommodation over ground and first floor levels with staff facilities located on the first floor.

Access to a dedicated loading area is to the rear of the ground floor sales area.

Adjacencies include **Nationwide Building Society** and **Vodafone**, with other occupiers in the immediate vicinity including **Boots**, **Seasalt**, **O2**, **Tesco Express** and **Mountain Warehouse**.





## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	42.55	458
First Floor	30.94	333
<b>Total</b>	<b>73.49</b>	<b>791</b>

## Lease Terms and Rental

Subject to vacant possession, the property is available by way of a new, effectively full repairing and insuring lease for a term to be agreed. Rental offers are invited in a region of:-

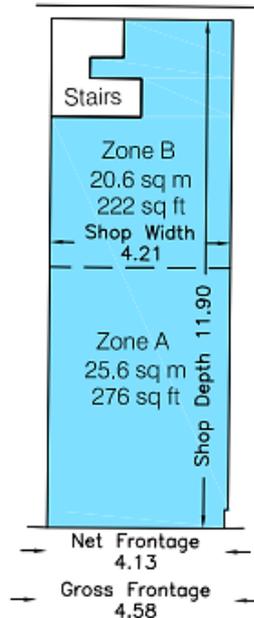
**£30,000 per annum exclusive  
(Thirty Thousand Pounds)**

## VAT

VAT is charged in addition to the rent.

## Service Charge

The current service charge budget is £3,500 plus VAT.



BAKERS LANE

## Business Rates

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

**Rateable Value 2023: £22,500**

The rates payable are based on the current UBR rate which is 51.2p. Under the latest Government relief qualifying retail, leisure and hospitality businesses will receive a discount of 50% on the rates payable until 31/03/2023, up to a cash limit of £110,000 per business.

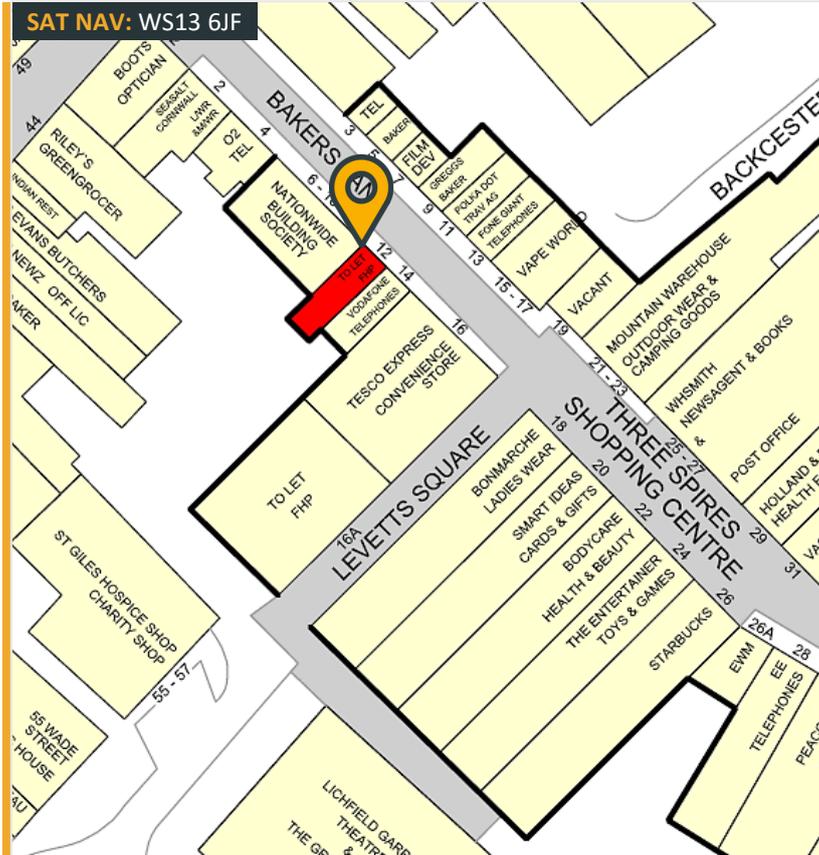
This information is for guidance only and all parties should satisfy themselves with the local billing authority.

## 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.

## Repairing obligation

The new lease shall be granted on effectively full repairing and insuring basis.



## EPC

A copy of the EPC is available on request.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Doug Tweedie**

07887 787 892

doug@fhp.co.uk

**Oliver Daniels**

07896 035 805

oliver.daniels@fhp.co.uk

**Or our joint agents – Cited**

Josh Gettins/Rory Gittins

0207 016 5340



**Fisher Hargreaves Proctor Ltd.**

First Floor  
122-124 Colmore Row  
Birmingham, B3 3BD

fhp.co.uk

10/05/2024