

# Shop To Let

Lichfield  
6 Gresley Row, Three Spires

## Location

Lichfield is an affluent Cathedral City located 15 miles north east of Birmingham and 6 miles north west of Tamworth, and benefits from a district population of approximately 93,000.

The Three Spires Shopping Centre is the prime trading location within the City Centre. Retail occupiers include Mountain Warehouse, Costa, The Entertainer, Tesco Express, KFC, Energie Fitness, Sea Salt, Sports Direct and Holland & Barrett.

The unit will be handed over to a shell specification with capped services.

An extract from the street plan is attached upon which the property has been highlighted.

## Accommodation

The premises is arranged over ground floor only, comprising the following approximate net internal floor area:

Ground Floor:	1,292 sq ft	120 sq m
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## Rent

Quoting £30,000 per annum exclusive.

## Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



## Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value: To be assessed

Interested parties are advised to make their own enquiries with the Local Authorities.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC Rating

The property is currently rated within band 'B'. A copy of the EPC is available upon request.

## Viewing

All viewings are strictly by prior appointment. Subject to contract.  
For further information or arrangements to inspect please contact:

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# THREE SPIRES

Goald plan



For more information contact:

020 7016 5340

[cited.co.uk](http://cited.co.uk)



Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.