

Shop To Let

Lichfield
12 Bakers Lane

Three Spires Shopping Centre

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.

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.

Accommodation

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

Ground Floor	42.55 sq m	458 sq ft
First Floor	30.94 sq m	333 sq ft

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:	£22,500
UBR (2024/25):	0.499
Rates Payable:	£11,227.50

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

A copy of the EPC is available upon request.

Viewing

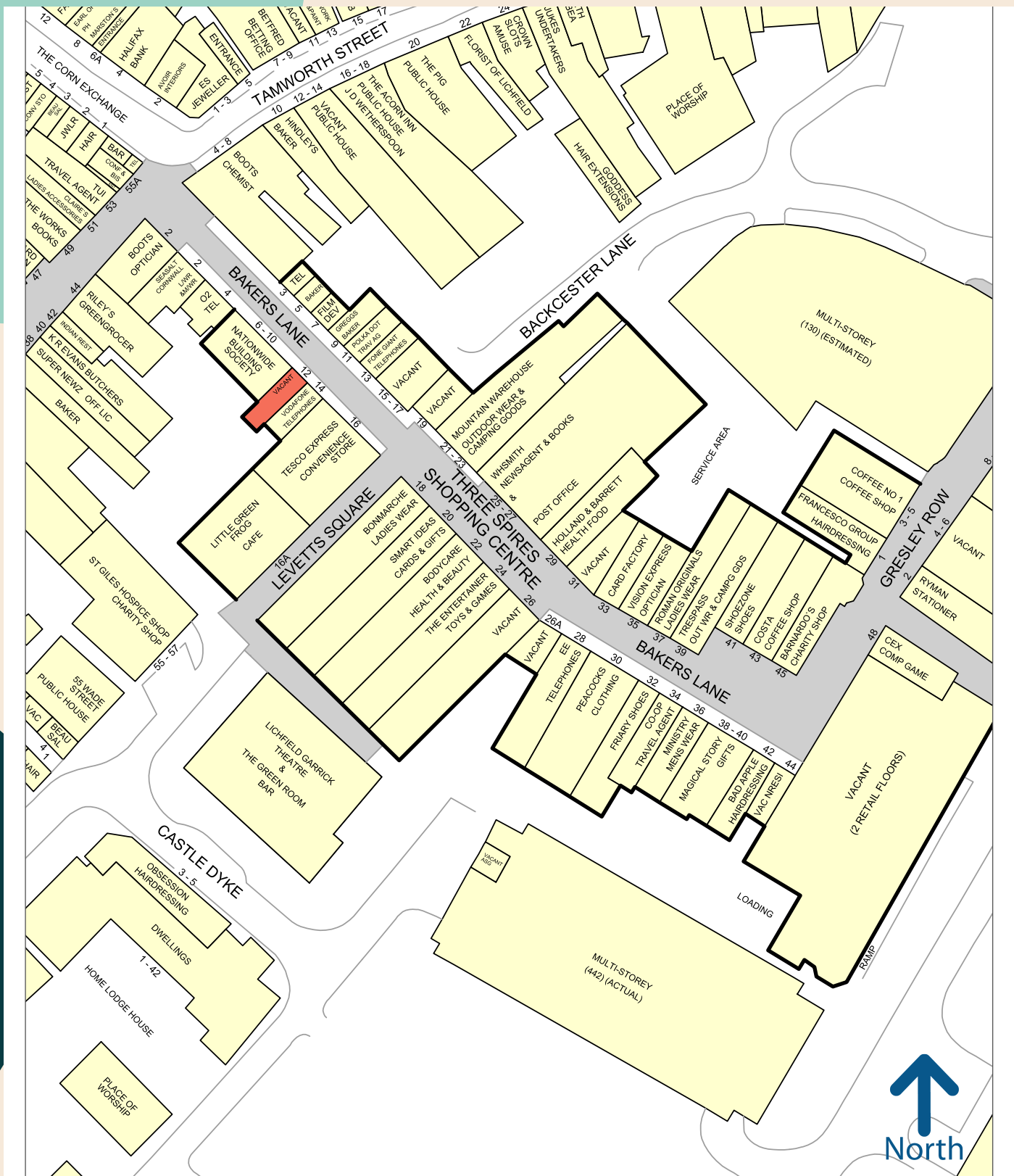
All viewings are strictly by prior appointment. Subject to contract.
For further information or arrangements to inspect please contact:

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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.