

# Shop To Let

Three Spires, Lichfield  
3 Bakers Lane

Subject to Vacant Possession

## 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.

Situated within a prime shopping pitch in Lichfield, the unit provides accommodation over ground and first floor.

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

## Accommodation

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

Ground Floor:	266 sq ft	24.8 sq m
First Floor:	208 sq ft	19.3 sq m
Total:	474 sq ft	44.1 sq m

## Rent

Quoting £20,000 per annum exclusive of service charge, insurance, business rates and VAT.

## 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:	£15,500
UBR (2024/25):	0.499
Rates Payable:	£7,734.50

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.

## Service Charge

The service charge is currently £1,981 per annum.

## EPC Rating

The unit has an EPC rating of 'D'.

## Viewing

All viewings are strictly by prior appointment. Subject to contract.

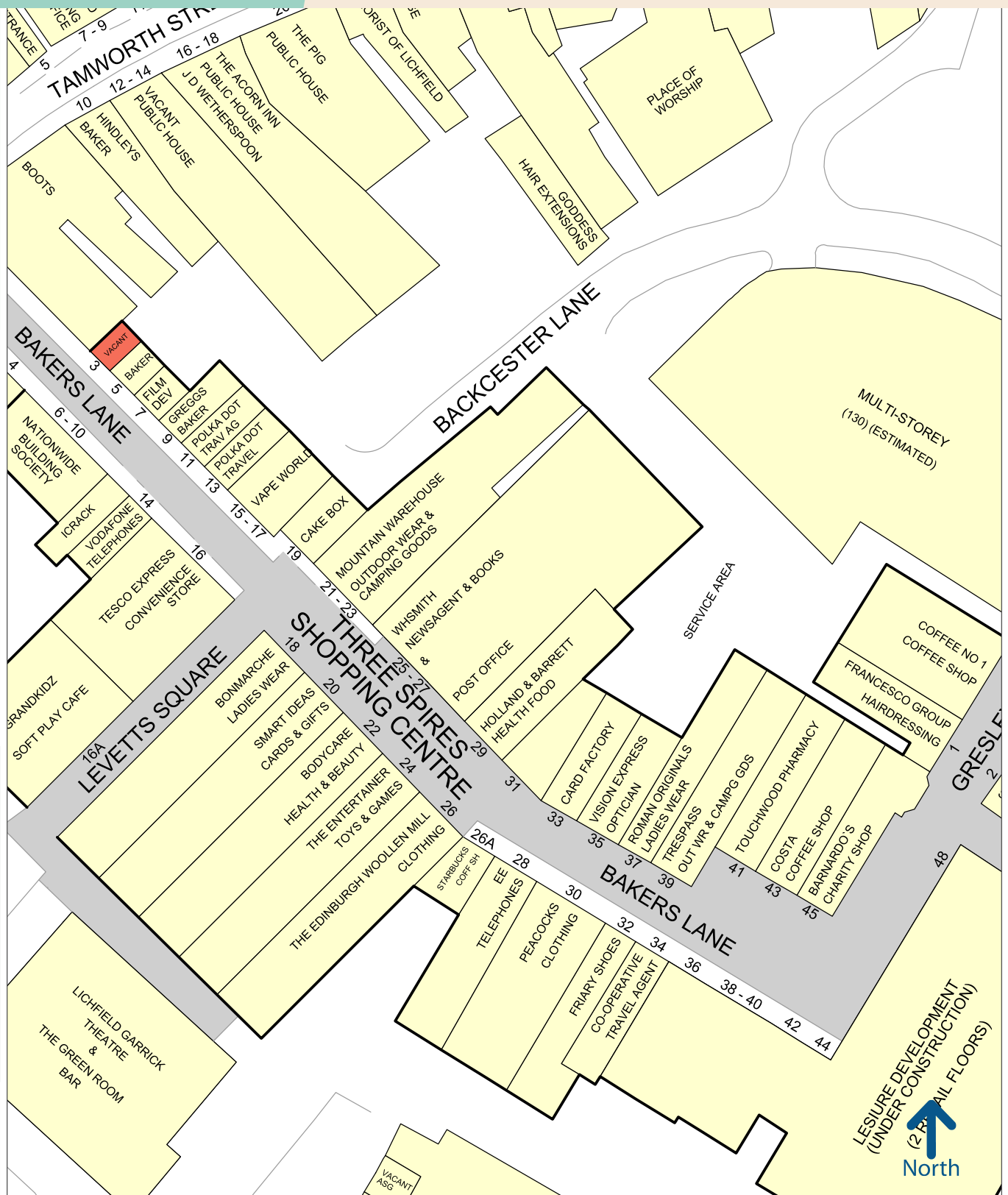
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Misrepresentation Act 1967

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.