

# Shop To Let

## Three Spires, Lichfield 16A Levetts Square

### Subject to Vacant Possession

#### 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 in the City Centre, with retail occupiers including Mountain Warehouse, The Entertainer, Tesco Express, Seasalt and Holland & Barrett.

The subject unit is located opposite Garrick Theatre and amongst numerous pubs and restaurants so is considered suitable for a range of leisure uses in addition to retail.

The unit provides largely open plan sales area with ancillary staff facilities. Benefiting from a Class E consent, the unit can be handed over part fitted if required upon securing vacant possession. Main electricity and water are connected.

The parking is located within the shopping centre car parks located off Gresley Row and loading is via dedicated service yard at the rear of the subject premises.

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

#### Accommodation

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

Ground Floor	257.71 sq m	2,774 sq ft
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#### Rent

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, at an annual rent of: £37,500 per annum exclusive.

#### Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.



#### Rates

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

Rateable Value	£58,000
UBR	0.555
Rates Payable	£32,190

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

#### 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.

#### Service Charge

A service charge shall apply to cover common area repair and maintenance costs, together with security and marketing. The further promotion shall be made available upon request.

#### VAT

VAT is charged in addition to the rent.

#### EPC Rating

A copy of the Energy Performance Certificate is available on request.

## Viewing

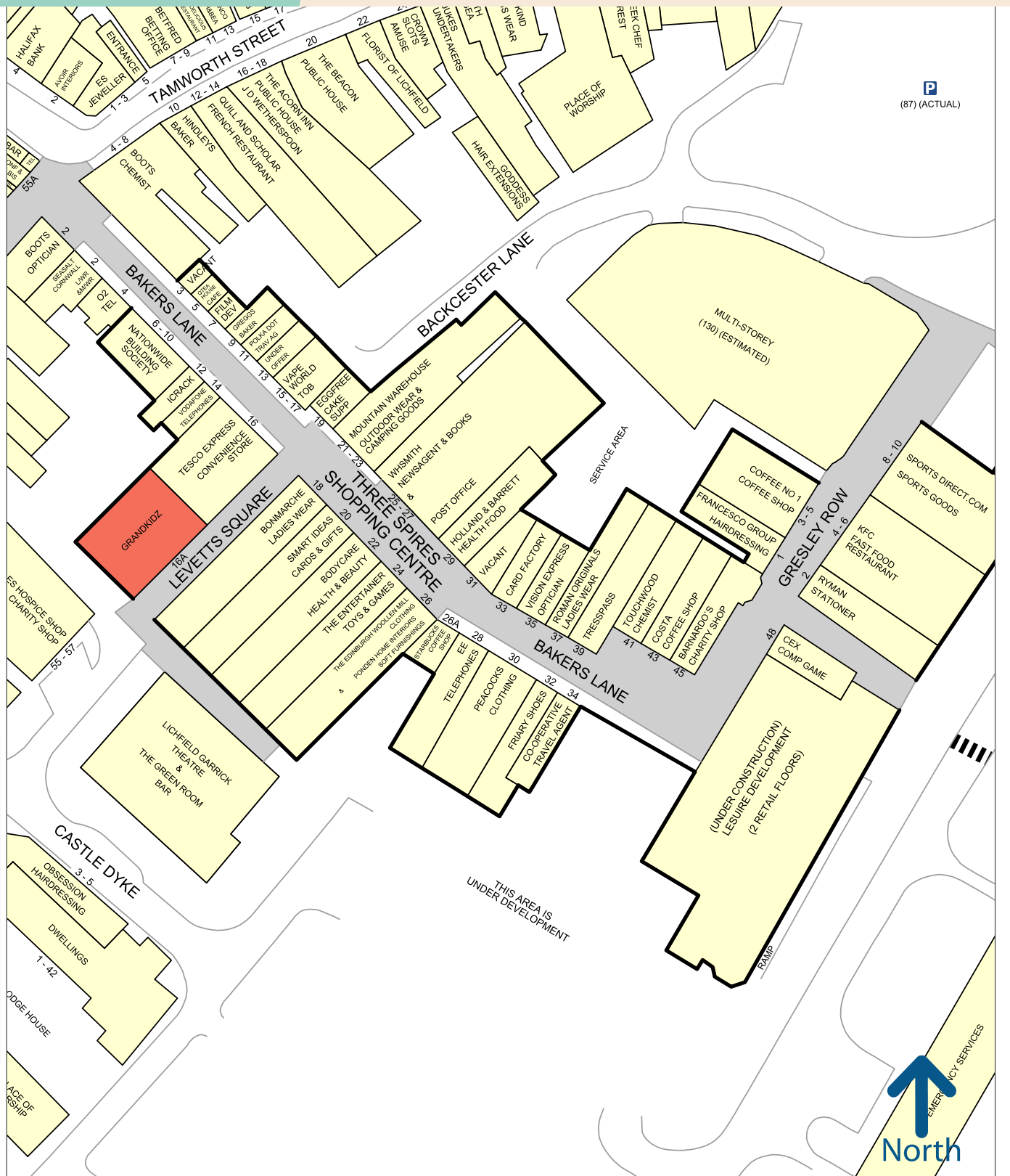
All viewings are strictly by prior appointment. Subject to contract.  
For further information or arrangements to inspect please contact:

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PROPERTY

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.