

Shop To Let

Three Spires, Lichfield
24 Bakers Lane

Subject to Vacant Possession

Location

Lichfield is an affluent cathedral city 15 miles north east of Birmingham and 6 miles north west of Tamworth, with a district population of approximately 93,000. The Three Spires Shopping Centre is the city's prime retail destination, home to occupiers including Mountain Warehouse, Holland & Barrett, Tesco Express, Seasalt and Sports Direct.

The subject unit occupies a prominent position on Bakers Lane within the scheme, a busy retail thoroughfare benefiting from strong visibility and high footfall. Nearby occupiers include Savers and Starbucks.

The premises provide largely open plan sales accommodation with ancillary staff facilities.

Customer parking is available in the shopping centre car parks off Gresley Row, with servicing via a dedicated rear service yard.

Accommodation

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

Ground Floor	346.03 sq m	3,725 sq ft
First Floor	60.48 sq m	651 sq ft

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 £60,000 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:	£53,500
UBR (2026/2027):	0.432
Rates payable:	£23,112

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.

Service Charge

A service charge shall apply to cover common area repair and maintenance costs, together with security and marketing. The current service charge is £13,621pa.

VAT

VAT is charged in addition to rent.

EPC Rating

The property is currently rated within band C (59). 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:

Rory Gittins
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07721127212

Or via our joint agent:
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For more information 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.