



## THREE SPIRES LICHFIELD



**TESCO**  
*Express*

Occupiers inc:

**The Entertainer**

**SPORTS DIRECT**.com  
24HR DELIVERY

**WHSmith**

**Bonmarché**

**COSTA**

**ROMAN**

**GREGGS**

  
**SEASALT**  
CORNWALL

  
**TRESPASS**

**O<sub>2</sub>**

Three Spires  
Lichfield, WS13 6JF

[threespireslichfield.com](http://threespireslichfield.com)







## THREE SPIRES LICHFIELD

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. The Three Spires is the prime trading location in the city centre, anchored by **Sports Direct**.

Other multiple retailers located in the city include **White Stuff**, **Fat Face**, **New Look** and **Caffe Nero**.

- Total Development of 180,000 sq.ft (16,723 sq.m)
- Highly affluent population
- 2 train stations located nearby
- Prime trading location in the city centre
- Open air shopping centre environment
- Large retail units with prominent frontage

### DRIVE TIMES

RUGELEY	17 minutes
BURTON UPON TRENT	31 minutes
WALSALL	34 minutes
BIRMINGHAM	35 minutes
STAFFORD	39 minutes
WOLVERHAMPTON	43 minutes
TELFORD	46 minutes

Source: Google Maps 2022



**160**   
onsite parking spaces,  
with over an additional  
**1,300**  
spaces within  
walking distance



**£20.8k**  
(Average purchasing  
power per capita)



**104k**  
Catchment  
Population



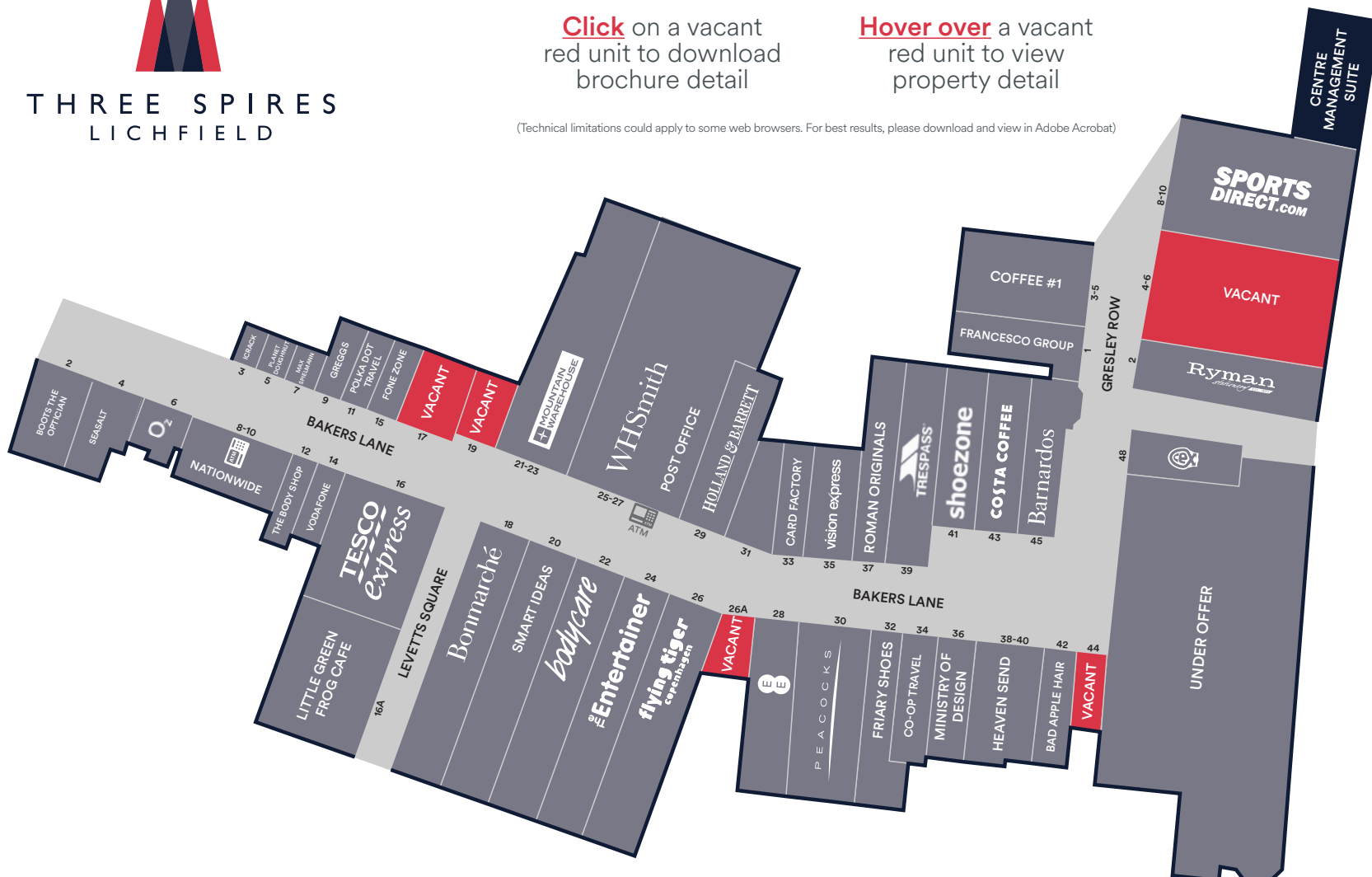
**9.9m**  
Annual Footfall



Click on a vacant red unit to download brochure detail

Hover over a vacant red unit to view property detail

(Technical limitations could apply to some web browsers. For best results, please download and view in Adobe Acrobat)



The units are situated in a prime trading location within the Three Spires. Recent lettings include **Coffee #1, EE, Costa, Peacocks, Mountain Warehouse, WH Smith, The Entertainer, Seasalt** and **Bonmarché**.

### SERVICE CHARGE & INSURANCE

A service charge is payable on all units. The Landlord will insure the premises, the premiums to be recovered from the tenant.

### SERVICES

The units have electricity and water connected as far as we are aware.

### PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Lichfield District Council on 01543 308000.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### RATES RELIEF

An occupier may receive up to 50% relief until 31st March 2023 but this is subject to a statutory cap. Interested parties are advised to make their own enquiries with the local council to verify this information.





## THREE SPIRES LICHFIELD

### FINDING THE CENTRE

Three Spires is easily accessible by car, with two well-maintained car parks on Backcester Lane (multi-level) and Gresley Row (surface level). Each bring you right out in to the centre so you won't have far to walk before you enjoy our shops and cafes.

#### By Road:

The new M6 Toll also runs down the western side of the district and links the M6 with the M42. Visit [www.m6toll.co.uk](http://www.m6toll.co.uk) for charges.

#### From the North

Take the A38, signposted Lichfield & Birmingham, then bear right onto the Burton Road (A5127). Continue on until you reach Lichfield.

#### From the South

From Birmingham, M6(N) & M6 Toll, take the A5127 North, signposted Lichfield.

#### From the East

From Tamworth, A5, A51 & A38, take the A51 North signposted Lichfield.

#### By Bus:

Lichfield Bus Station is situated a minutes' walk from the centre with connections to most local villages and towns.

#### By Train:

Lichfield City Train Station is situated 2 minutes' walk from the centre.



Sat Nav Ref:  
WS13 6JF



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\*Potential occupiers to make own enquiries to clarify accuracy of data.