

## Sui Generis Unit available – Suitable for Grab & Go Food/Takeaway Use

120.03m<sup>2</sup>  
(1,292ft<sup>2</sup>)

- To be located adjacent to KFC and Energie Fitness
- Highly affluent population
- Thriving Shopping Centre environment
- Parking located opposite
- Available from May 2023
- Quoting rent £30,000 per annum exclusive



**TO LET**



Location



Gallery



Contact

FHP are pleased to bring to the market this grab & go food opportunity located within the heart of the thriving Three Spires Shopping Centre in the heart of Lichfield. Following a split of the former Argos, the premises will comprise 1,292 sq ft at ground floor level.

## Location & Description

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**, **Sea Salt** and **Holland & Barrett**.

The unit will be handed over to a shell specification with capped services. A planning application has been submitted for change of use to Sui Generis and works to split the unit will be undertaken prior to an anticipated handover in May 2023. Pre-lets have been agreed with **KFC** and **Energy Fitness**.





## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	120.03	1,292
<b>Total</b>	<b>120.03</b>	<b>1,292</b>

## Lease Terms and Rental

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:-

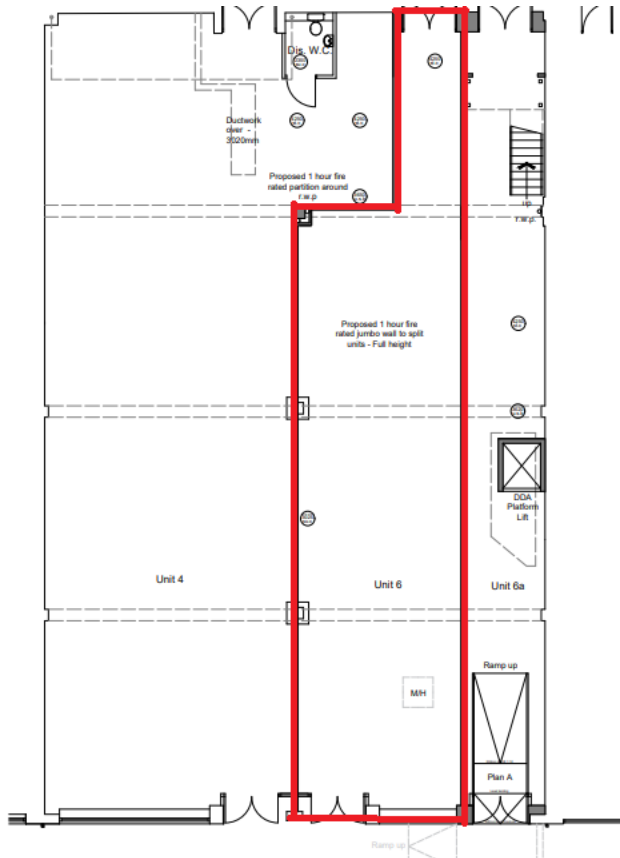
**£30,000 per annum exclusive**  
**(Thirty thousand pounds)**

## VAT

VAT is charged in addition to the rent.

## 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.



## Business Rates

We are verbally advised by Lichfield District Council Business Rates Department that the property is assessed as follows:

**Rateable Value:**            **To be assessed**

The rates payable are based on the current UBR rate which is 51.2p. Under the latest Government relief qualifying retail, leisure and hospitality businesses will receive a discount of 50% on the rates payable until 31/03/2023, up to a cash limit of £110,000 per business.

This information is for guidance only and all parties should satisfy themselves with the local billing authority.

## Planning

Upon the grant of planning consent the property will be categorised as **Sui Generis** and can therefore be used as a Takeaway.

## Repairing Obligation

The new lease shall be granted on effectively full repairing and insuring basis.

