

## Part fitted Class E unit – available subject to vacant possession

257.71m<sup>2</sup>  
(2,774ft<sup>2</sup>)

- Located adjacent to **Tesco Express**
- Highly affluent population
- Thriving Shopping Centre environment
- Nearby occupiers include **Mountain Warehouse, WH Smith, Vodafone, Seasalt and Starbucks**
- Available subject to vacant possession
- Quoting rent £37,500 per annum exclusive



TO LET



Location



Gallery



Contact

FHP are pleased to bring to the market this large Class E unit which currently trades as a children's play centre/cafe located within the heart of the thriving Three Spires Shopping Centre in the heart of Lichfield.

## 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. 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.

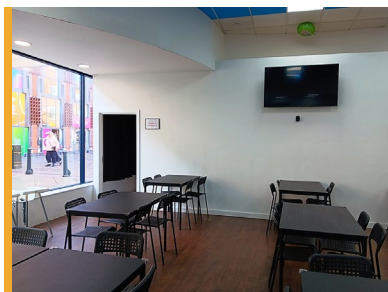
## Description

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.

## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	257.71	2774





## Lease Terms and Rental

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**

## 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 understand from the Valuation Office Agency that the property is assessed as follows:

### Shop & Premises

Rateable Value (RV): £58,000

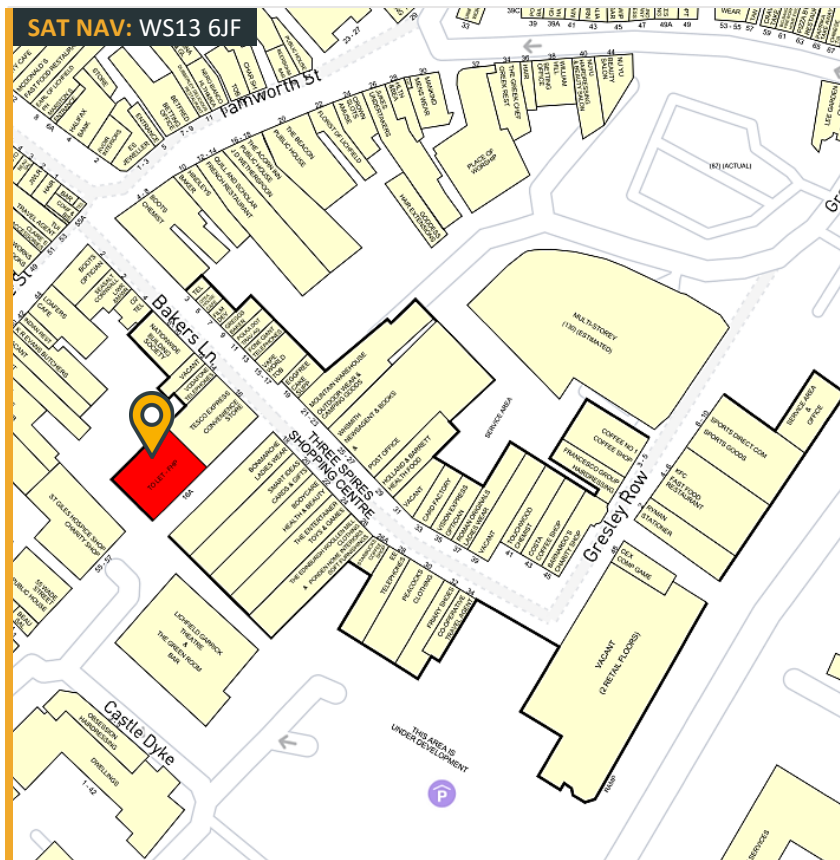
UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## 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.





## Repairing Obligation

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

## EPC

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

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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**Or our joint agents – Cited;**  
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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.