

5 Bakers Lane | Three Spires Shopping Centre | Lichfield | WS13 6JF

## Attractive Class E Retail Unit To Let – Subject to Vacant Possession

24.89m<sup>2</sup>  
(268ft<sup>2</sup>)

- Located adjacent to **Seasalt, Greggs, O2** and **Vodafone**
- Highly affluent population
- Thriving Shopping Centre environment
- Available subject to vacant possession
- Quoting rent £20,000 per annum exclusive



TO LET



Location



Gallery



Contact



FHP are pleased to bring to the market this prime Class E retail opportunity located within the heart of the thriving Three Spires Shopping Centre in the heart of Lichfield. The unit is located close to the entrance with a host of quality national and independent retailers in the immediate vicinity.

## 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 **White Stuff**, **Mountain Warehouse**, **The Entertainer**, **Tesco Express**, **Starbucks**, **Seasalt** and **Holland & Barrett**.

The unit provides ground floor trading space, with ancillary storage and staff facilities at first floor level. Loading is accessed via a dedicated area to the rear of the unit.



## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	24.89	268
First Floor	19.88	214

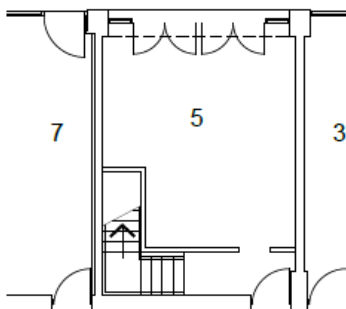
## Lease Terms and Rental

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:-

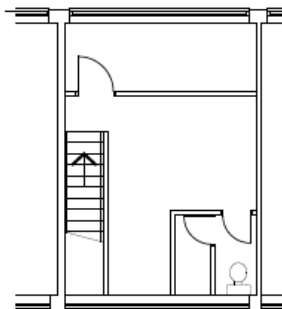
**£20,000 per annum exclusive**



Bakers Lane



GROUND FLOOR



FIRST FLOOR

## 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 service charge budget for FY '24/25 is £1,800.

## Business Rates

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

### Shop & Premises

Rateable Value (RV): £15,500

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

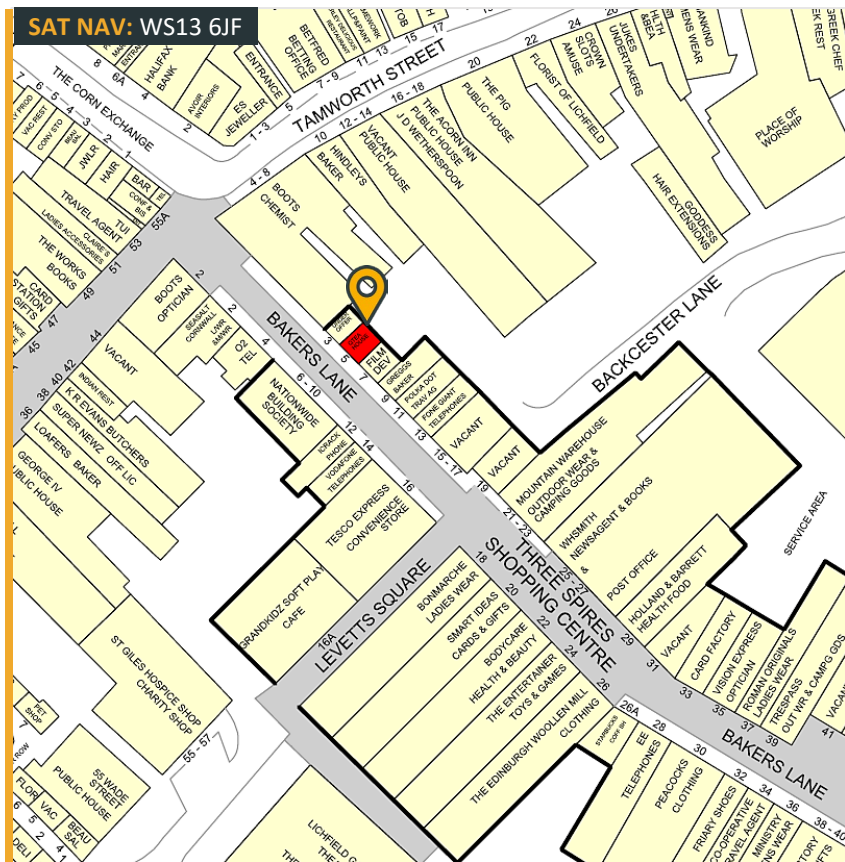
The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing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

## Further Information

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

**Doug Tweedie**  
07887 787 892  
[doug@fhp.co.uk](mailto:doug@fhp.co.uk)

**Or our joint agents – Cited;**  
Josh Gettins/Rory Gittins  
0208 076 6666



**Fisher Hargreaves Proctor Ltd.**  
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[fhp.co.uk](http://fhp.co.uk)  
02/04/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.