

25-27 Bakers Lane | Three Spires Shopping Centre | Lichfield | WS13 6NF

Substantial Prime Class E Retail Unit To Let

Subject to Vacant Possession

Sales Area
739.50m²(7,960ft²)

- Located amongst quality retailers such as **Starbucks**, **EWM**, **EE**, **Mountain Warehouse** and **Seasalt**
- New **Everyman Cinema** anchored leisure development set to open later this year.
- Highly affluent population
- Thriving Shopping Centre environment
- Quoting rent £120,000 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 in the middle of the scheme with a host of quality national and independent retailers in the immediate vicinity.

Location & Description

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, Starbucks, Tesco Express, EE, 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 ²	ft ²
Ground Floor	739.50	7,960
First Floor	311.78	3,356
Total	1,051.28	11,316

(These measurements are given for information purposes only.)





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:-

£120,000 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. The current budget is £38,342.

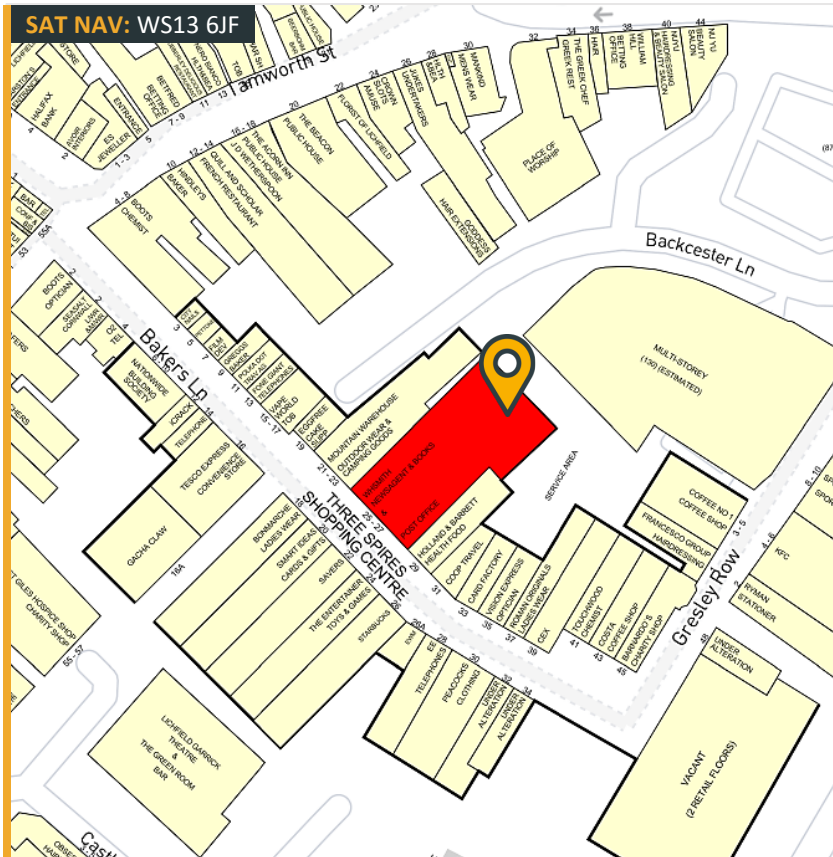
Business Rates

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

Rateable Value (RV) from 1st April 2026: £126,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 0.43p

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



EPC

A copy of the EPC is available on request.

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.

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

Or our joint agents – Cited;

Rory Gittins

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