

# TO LET

1,660 sq.ft (154.22 sq.m)



## 17 Bakers Lane, Three Spires, Lichfield, WS13 6JF

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,087	100.99
First Floor Ancillary	573	53.23
<b>TOTAL</b>	<b>1,660</b>	<b>154.22</b>

### Description

The property is situated in a prime trading location within the Three Spires, Lichfield opposite **Tesco Express**. Other nearby occupiers include **Coffee #1, Costa, Peacocks, Mountain Warehouse, The Entertainer** and **Bon Marché**. Recent lettings include **Seasalt, Nationwide**, and **Holland & Barrett**.

### Rent

£44,000 pa exclusive of rates, VAT, service charge and insurance.

### Rates

Rates Payable £29,440. Interested parties are advised to contact the Local Authority to confirm their liabilities and any transitional relief.

### Services

The property has electricity and water connected.

### Service Charge & Insurance

This property participates in a service charge. The Landlord will insure the premises, with the premium to be recovered from the tenant.

### Energy Performance

Further information available upon 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. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### Legal Costs

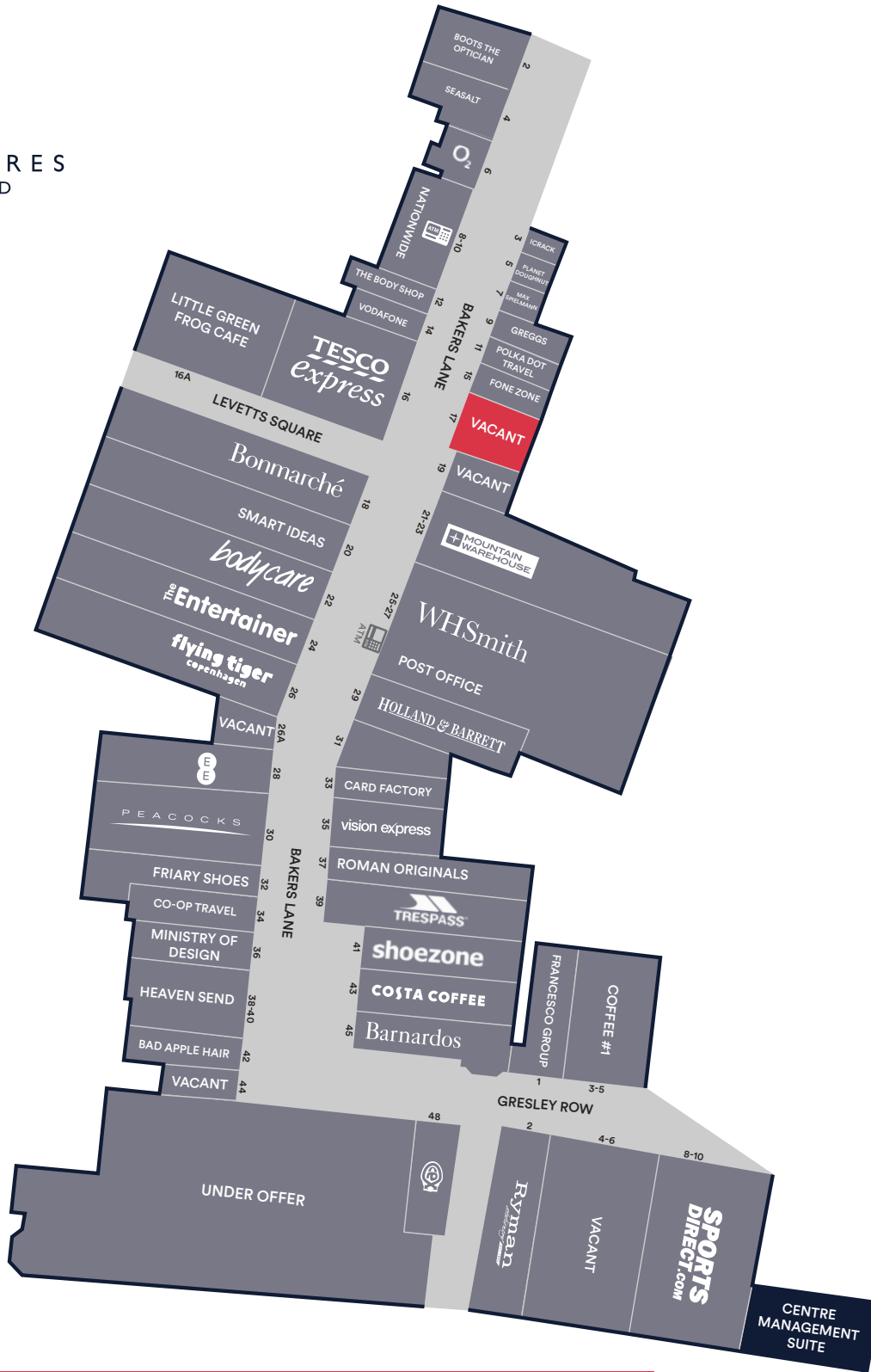
Each party is responsible for their own legal costs in connection with the granting of a lease.





THREE SPIRES  
LICHFIELD

Goald plan



Viewing Strictly via prior appointment with the appointed agents:

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