

TO LET

10,195 sq.ft (947.14 sq.m)



4-6 Gresley Row, Three Spires, Lichfield, WS13 6JF

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	4,700	436.64
First Floor Ancillary	5,495	510.50
TOTAL	10,195	947.14

Description

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

Rent

£49,000 pa exclusive of rates, VAT, service charge and insurance.

Rates

Rates Payable £34,560. 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 ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

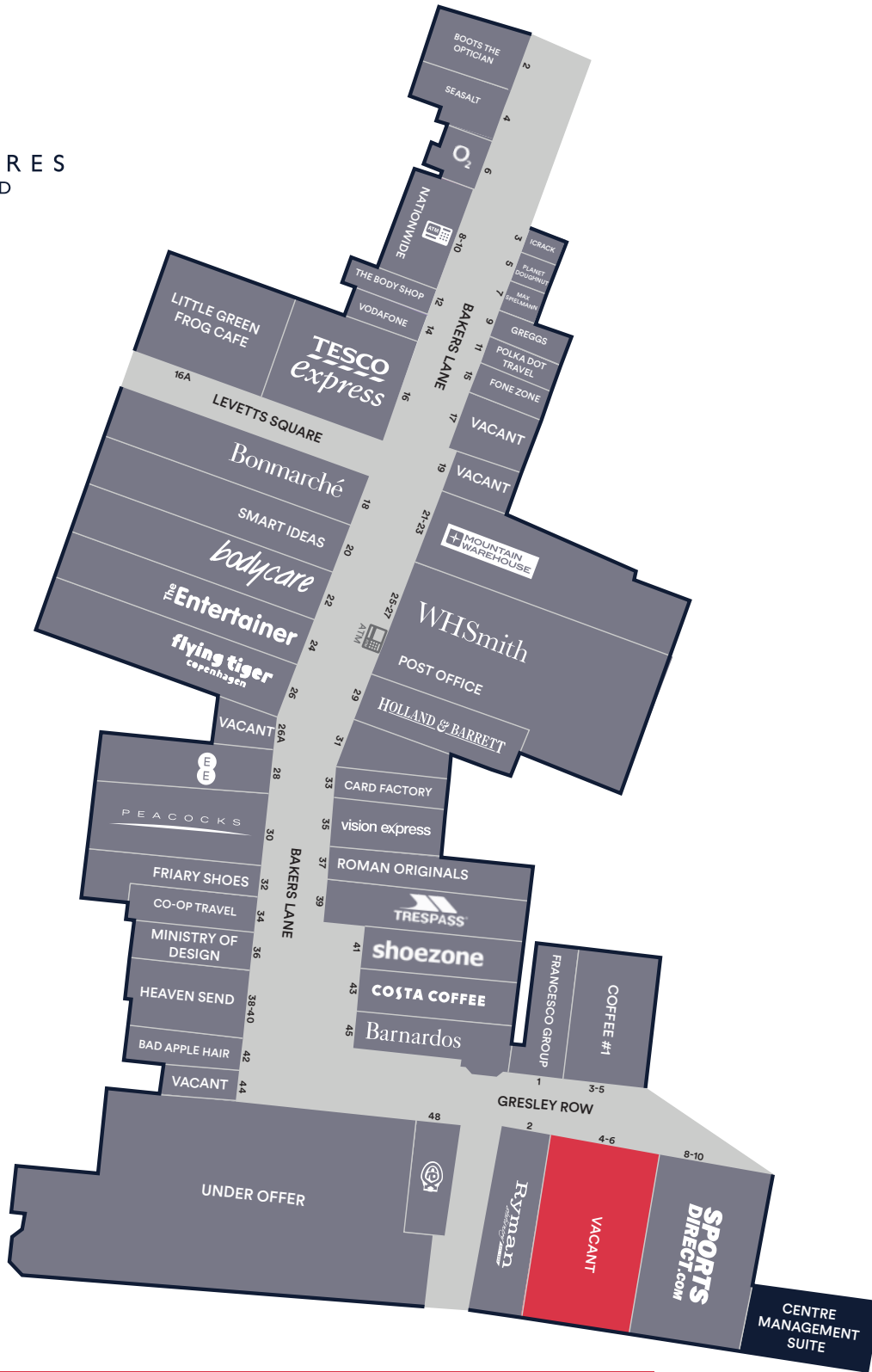
Each party is responsible for their own legal costs in connection with the granting of a lease.





THREE SPIRES
LICHFIELD

Goald plan



Viewing Strictly via prior appointment with the appointed agents:

FHP
fhp.co.uk
0121 752 5500

Oliver Marshall 07887 787885
oliver@fhp.co.uk

Doug Tweedie 07887 787892
doug@fhp.co.uk

**Prime⁺
Retail**
0207 016 5340
primeretailproperty.com

Josh Gettins 07545 846799
josh@primeretailproperty.com

Rory Gittins 07721 127212
rory@primeretailproperty.com

Owned and Managed by

LCP
01384 405631
www.lcproperties.co.uk

Barry Flint 07825 138755
Bflint@lcproperties.co.uk

Lisa Prokopiou 07789 928368

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property, SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcproperties.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.