

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

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,292	120
TOTAL	1,292	120

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

£30,000 pa exclusive of rates, VAT, service charge and insurance.

Rates

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

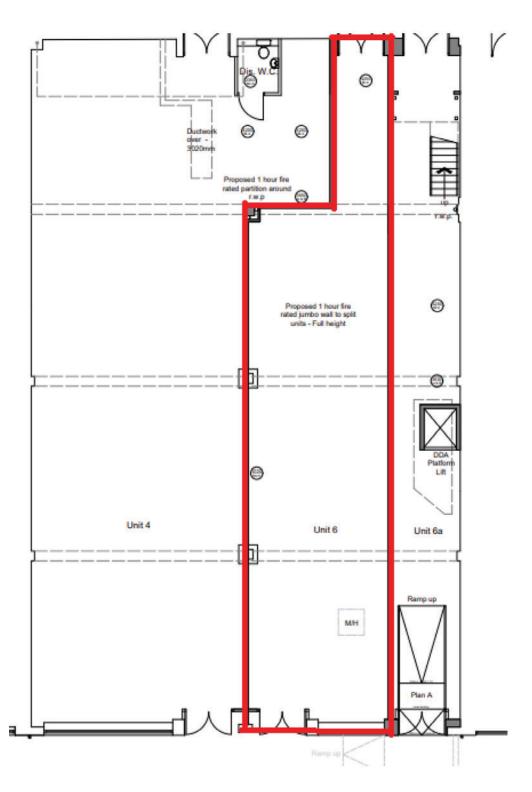
Each party is responsible for their own legal costs in connection with the granting of a lease.

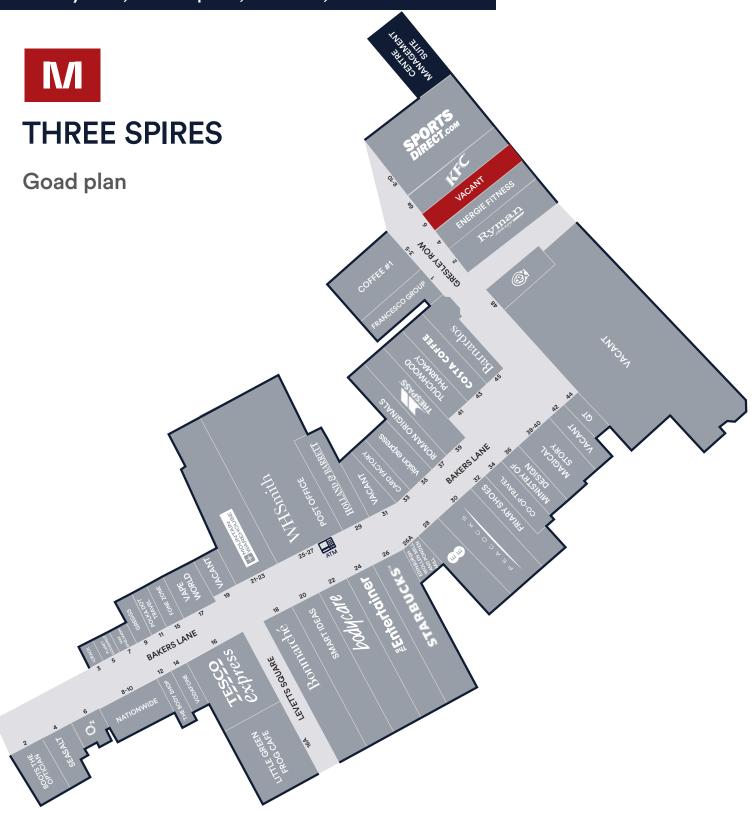


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Viewing Strictly via prior appointment with the appointed agents:



Doug Tweedie 07887 787892 doug@fhp.co.uk



Josh Gettins 07545 846799 josh@primeretailproperty.com

Rory Gittins 07721 127212 rory@primeretailproperty.com Owned and Managed by



Barry Flint 07825 138755 BFlint@lcpproperties.co.uk

Lisa Prokopiou 07789 928368