



PRIME RETAIL UNIT TO LET

LICHFIELD 31 BAKERS LANE

(SUBJECT TO VACANT POSSESSION)



LOCATION

The premises are situated in a prime position on Bakers Lane within The Three Spires Shopping Centre, immediately adjacent to **Card Factory**. Other occupiers in the immediate vicinity include **Debenhams, WH Smith, Argos, Poundland, Marks & Spencer Simply Food** and **Sports Direct**.

ACCOMMODATION

The premises are arranged over ground and first floor comprising the following approximate floor areas and dimensions.

| | | |
|----------------------|-------------|-------------|
| Internal Width (max) | 7.47 m | 25 ft 6 in |
| Ground Floor Sales | 131.05 sq m | 1,410 sq ft |
| Basement Ancillary | 81.81 sq m | 880 sq ft |

These areas require on-site verification

TERMS

The property is available on a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENTAL

£60,000 per annum exclusive

RATES

| | |
|-----------------------|---------|
| Rateable Value (2017) | £64,000 |
| UBR (2017/18) | 47.9 |

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

An EPC has been requested

COSTS

1. All figures quoted are subject to VAT where applicable.
2. Each party to bear their own costs incurred in the transaction.

VIEWING

Appointments are strictly via the agents:-

Beth Brading
Tel: 020 7338 4362
Email: beth.brading@bnpparibas.com

BNP Paribas Real Estate, 5 Aldermanbury Square, London EC2V7BP

SUBJECT TO CONTRACT

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.

