



THREE SPIRES

Occupiers inc:

The **Entertainer**

SPORTS DIRECT.COM 24HR DELIVERY

WHS**Smith**

Bon**marché**

COSTA

ROMAN

GREGGS

SEASALT
CORNWALL

O₂

TESCO
Express



Lichfield, WS13 6JF

threespireslichfield.com



THREE SPIRES

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 is the prime trading location in the city centre, anchored by **Sports Direct**.

Other multiple retailers located in the city include **White Stuff**, **Fat Face**, **New Look** and **Caffe Nero**.

- Total Development of 180,000 sq.ft (16,723 sq.m)
- Highly affluent population
- 2 train stations located nearby
- Prime trading location in the city centre
- Open air shopping centre environment
- Large retail units with prominent frontage

DRIVE TIMES


RUGELEY	17 minutes
BURTON UPON TRENT	31 minutes
WALSALL	34 minutes
BIRMINGHAM	35 minutes
STAFFORD	39 minutes
WOLVERHAMPTON	43 minutes
TELFORD	46 minutes

Source: Google Maps 2022




160 
onsite parking spaces,
with over an additional
1,300
spaces within
walking distance




£20.8k
(Average purchasing
power per capita)




104k
Catchment
Population




9.9m
Annual Footfall





THREE SPIRES



AVAILABLE UNITS



	sq.ft	sq.m
12 Bakers Lane	820	76.18
RENT	£28,845	
RATEABLE VALUE	£23,000	
TENANTS PAYABLE	TBC	
SERVICE CHARGE	TBC	

UNDER OFFER

The units are situated in a prime trading location within the Three Spires. Recent lettings include **Coffee #1, EE, Costa, Peacocks, Mountain Warehouse, WH Smith, The Entertainer, Seasalt and Bonmarché.**

SERVICE CHARGE & INSURANCE

A service charge is payable on all units. The Landlord will insure the premises, the premiums to be recovered from the tenant.

SERVICES

The units have electricity and water connected as far as we are aware.

PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Lichfield District Council on 01543 308000.

LEGAL COSTS

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

ENERGY PERFORMANCE

Further information available upon request.

RATES

Interested parties are advised to contact the Local Authority to confirm their liabilities and any transitional relief.



THREE SPIRES

FINDING THE CENTRE

Three Spires is easily accessible by car, with two well-maintained car parks on Backcester Lane (multi-level) and Gresley Row (surface level). Each bring you right out in to the centre so you won't have far to walk before you enjoy our shops and cafes.

By Road:

The new M6 Toll also runs down the western side of the district and links the M6 with the M42. Visit www.m6toll.co.uk for charges.

From the North

Take the A38, signposted Lichfield & Birmingham, then bear right onto the Burton Road (A5127). Continue on until you reach Lichfield.

From the South

From Birmingham, M6(N) & M6 Toll, take the A5127 North, signposted Lichfield.

From the East

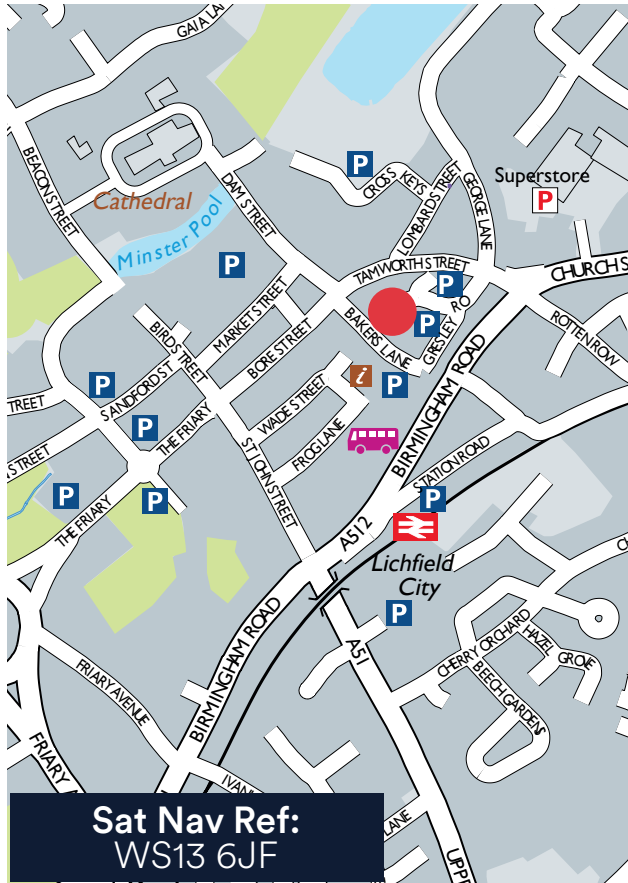
From Tamworth, A5, A51 & A38, take the A51 North signposted Lichfield.

By Bus:

Lichfield Bus Station is situated a minutes' walk from the centre with connections to most local villages and towns.

By Train:

Lichfield City Train Station is situated 2 minutes' walk from the centre.



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*Potential occupiers to make own enquiries to clarify accuracy of data.

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