

TO LET

820 sq.ft (76 sq.m)
Over 2 floors

THE BODY SHOP®

TO LET
UNIT 12
820 sq.ft (76 sq.m)

ALL ENQUIRIES

LCP
part of MCG

01384
400123

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12 Bakers Lane, Three Spires, Lichfield, WS13 6JF

Areas (approx. NIA)	Sq.ft	Sq.m
Ground and First Floor	820	76
TOTAL	820	76

Description

The property is situated in a prime trading location within the Three Spires. Other nearby occupiers include **Mountain Warehouse, WH Smith, Vodafone and Seasalt**. Recent lettings include **KFC, Edinburgh Woollen Mill and Starbucks**. Access to a dedicated loading area is to the rear of the ground floor sales area.

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 of £3,428 per annum. The Landlord will insure the premises, with the premium to be recovered from the tenant.

Energy Performance

Further information available upon request.

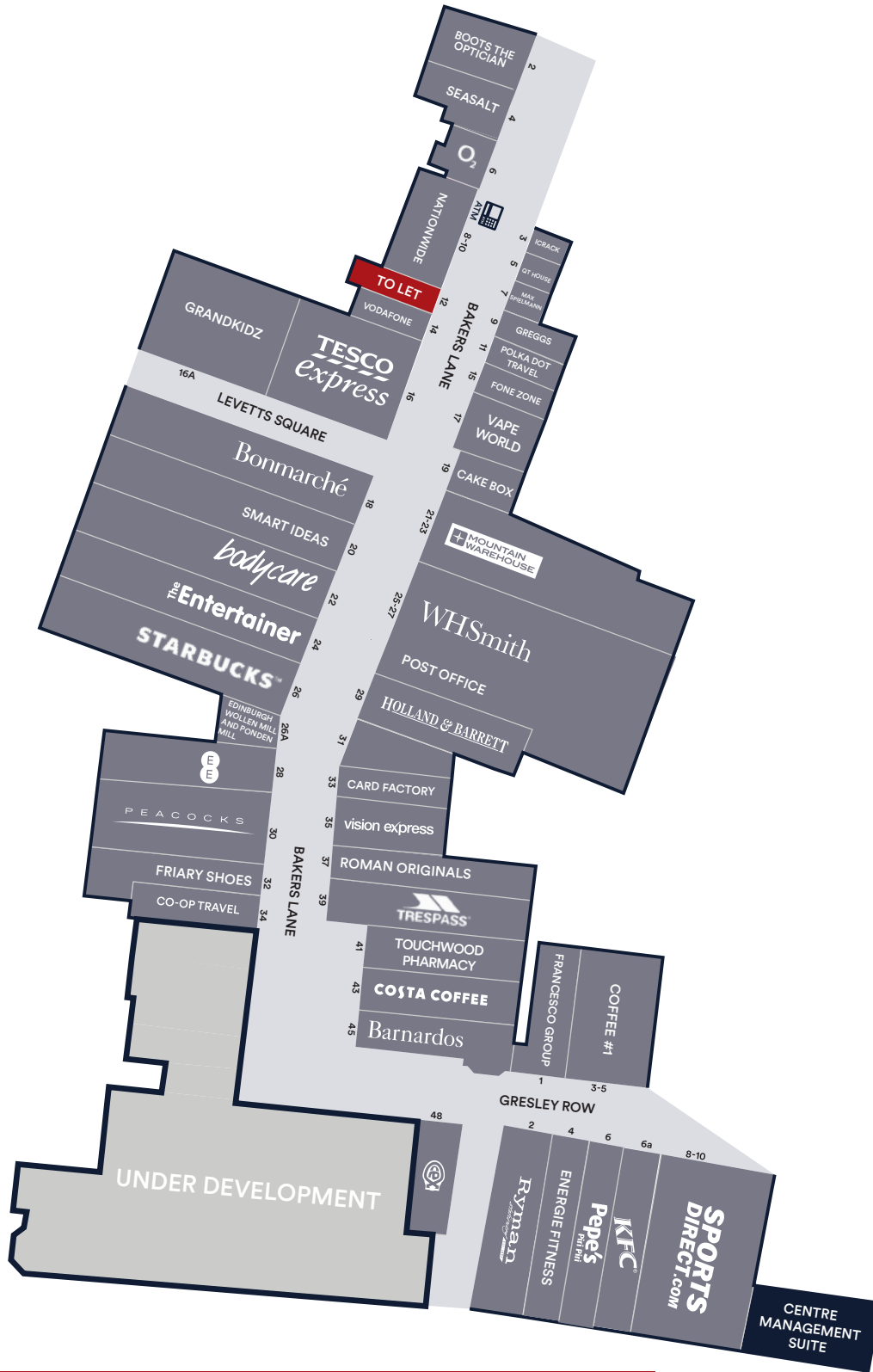
Planning

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.





Viewing Strictly via prior appointment with the appointed agents:



Owned and Managed by



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