



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



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.

AVAILABLE UNITS



	sq.ft	sq.m
8-10 Gresley Row	6,555	608.9
RENT	POA	
RATEABLE VALUE	TBC	
RATES PAYABLE	TBC	
SERVICE CHARGE	£13,092	

	sq.ft	sq.m
3 Bakers Lane	474	44.1
RENT	£20,000	
RATEABLE VALUE	TBC	
RATES PAYABLE	TBC	
SERVICE CHARGE	TBC	



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.



Sat Nav Ref:
WS13 6JF



Owned and Managed by



01384
400123



searchlcp.co.uk

Doug Tweedie 07887 787892
doug@fhp.co.uk

Josh Gettins 07545 846799
josh@cited.co.uk

Rory Gittins 07721 127212
rory@cited.co.uk

Barry Flint 07825 138755
BFlint@lcpproperties.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 156 of the Companies Act 2006) associated companies and employees (tw) 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.lcpgroup.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.lcpproperties.co.uk/uploads/Files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

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