

TO LET

6,555 sq.ft (608.9 sq.m)



8-10 Gresley Row, Three Spires, Lichfield, WS13 6JF

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	4,691	435.8
First Floor	1,864	173.1
TOTAL	6,555	608.9

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**.

Rent

POA

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 £13,092 per annum. The Landlord will insure the premises, with the premium to be recovered from the tenant.

Energy Performance

Rated B. Further information available upon request.

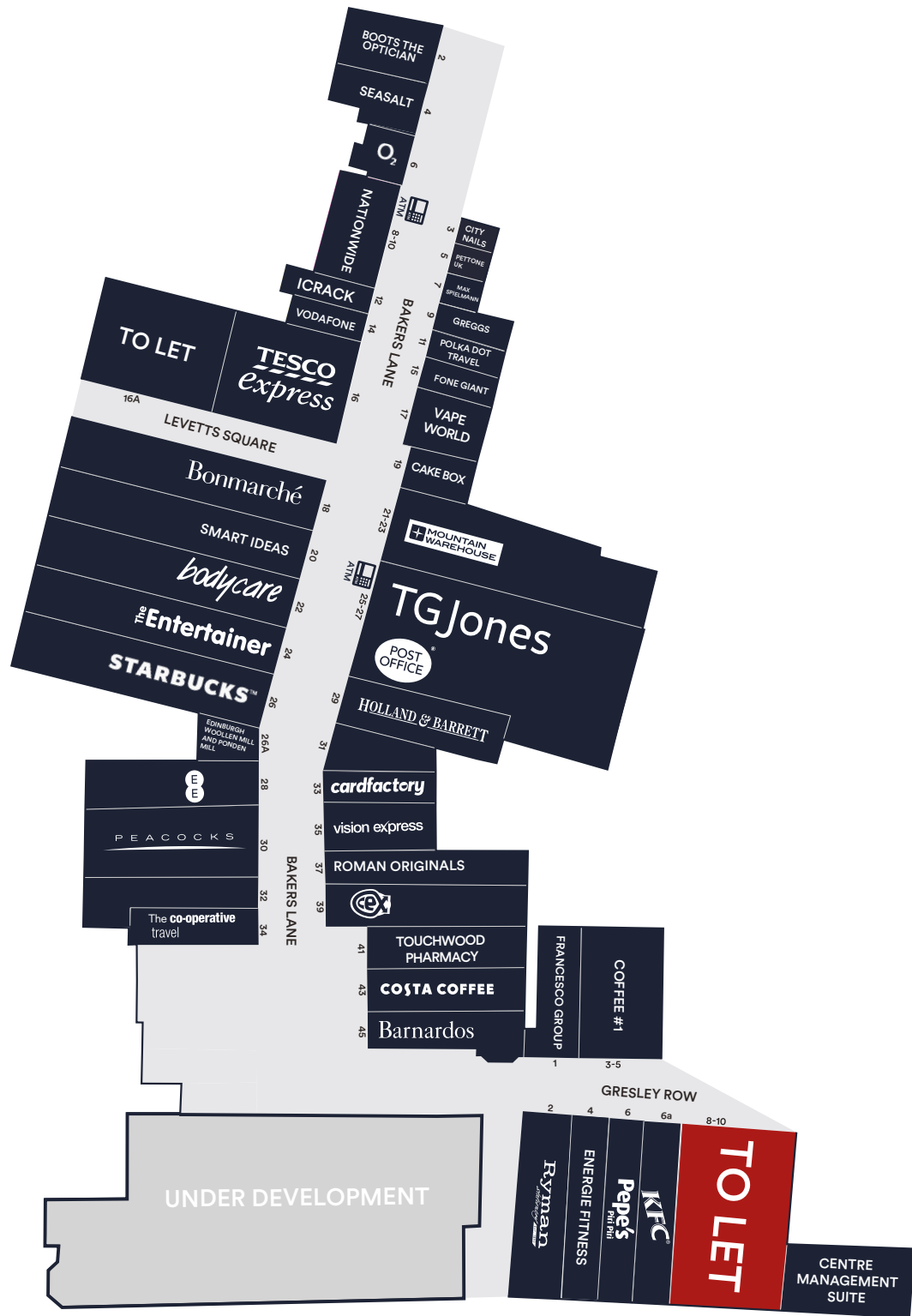
Planning

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 incoming 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:



Doug Tweedie 07887 787892
doug@fhp.co.uk



Josh Gettins 07545 846799
josh@cited.co.uk
Rory Gittins 07721 127212
rory@cited.co.uk

Owned and Managed by



Barry Flint 07825 138755
BFlint@lcpproperties.co.uk
Lisa Prokopiou 07789 928368