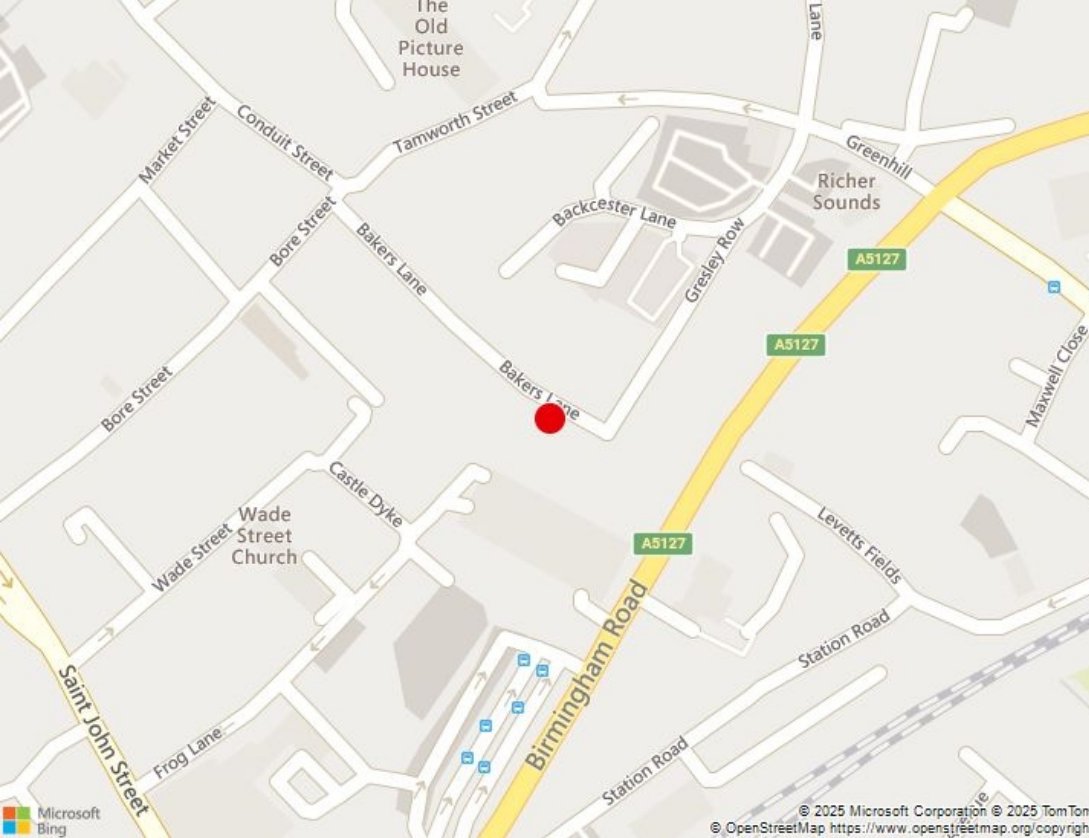


RETAIL UNIT TO LET

32 Bakers Lane, Lichfield, Staffordshire, WS13 6NG

4,134 SqFt (384.05 SqM) | £45,000 per annum exclusive





KEY FEATURES

- Prominent self contained retail unit
- Prime position in the heart of Lichfield
- Starbucks, Coop Travel, Tesco Express, Sea Salt & KFC close by.
- Adjacent to Everyman Cinema scheme - coming early 2026
- **Virtual Tour - [click here](#)**

LOCATION

The property is situated in a prime location on Bakers Lane within Three Spires Shopping Centre, the principle shopping area of Lichfield City Centre. Notable retailers within Three Spires include **Starbucks, Seasalt, Holland and Barrett, Costa Coffee** and **Peacocks**.

The property is also adjacent to the forthcoming Everyman Cinema being built on the former Debenhams site, which is expected to open in early 2026. Lichfield is a thriving Cathedral City offering a strong mix of local independent and national retail, restaurant and bar operators that include **ASK Italian, Waterstones, Loungers, Fat Face** and **White Stuff**. Lichfield is located 15 miles north east of Birmingham, and also neighbours the conurbations of Tamworth to the east and Sutton Coldfield to the south.

DESCRIPTION

A self-contained retail unit providing a large ground floor sales area with ancillary office and loading to the rear with first floor ancillary storage, offices, staffroom / kitchen and WC's.

Area	SqFt	SqM
Ground Floor Sales Area	2,111	196.11
Ground floor ancillary / office	55	5.11
First Floor ancillary office & storage	1,968	182.83
Total Floor Area	4,134	384.05



32 Bakers Lane, Lichfield, Staffordshire WS13 6NG



TERMS

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

ASKING RENT

£45,000 per annum exclusive

SERVICE CHARGE

A variable service charge is payable to cover common area, maintenance etc.

EPC

Energy Performance Rating C-72. Certificate available on request.

BUSINESS RATES

Rateable Value £59,500

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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50 metres



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