



RETAIL TO LET

31 BAKERS LANE

Lichfield, WS13 6NF

WELL LOCATED RETAIL UNIT IN THE CENTER OF PROMINENT RETAIL SHOPPING CENTRE, THE THREE SPIRES.

2,532 SQ FT (235.23 SQ M)



**BNP PARIBAS
REAL ESTATE**

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DETAILS

DESCRIPTION

Lichfield is located approximately 15 miles North East of Birmingham and 6 miles North West of Tamworth. The Three Spires Shopping Centre is located in a prime position within the city centre. The premises are situated in a prime position on Bakers Lane within The Three Spires Shopping Centre, immediately adjacent to Card Factory. Other occupiers in the immediate vicinity include Debenhams, WH Smith, Argos, Poundland, Marks & Spencer Simply Food and Sports Direct. The Premises are arranged over ground and first floor.

ACCOMMODATION

Name	sq ft	sq m	Availability
Unit - Ground Floor Sales - 31	1,411	131.09	Available
Unit - Basement Ancillary - 31	881	81.85	Available
Total	2,292	212.94	

KEY FEATURES

- Lichfield is located approximately 15 miles North East of Birmingham and 6 miles North West of Tamworth
- The Premises are arranged over ground and first floor. Glazed Frontage.
- Available Immediately

OUTGOINGS

- **Rent:** £30,000.00 per annum
- **Rates:** £28,672 per annum
- **Service charge:** £13,000 per annum
- **EPC:** D (99)

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TO REQUEST A VIEWING CALL US



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CONTACT US

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Energy performance certificate (EPC)

31 Bakers Lane
LICHFIELD
WS13 6NG

Energy rating

D

Valid until: **14 July 2030**

Certificate number: **0021-0036-2030-9000-5003**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

168 square metres

Rules on letting this property

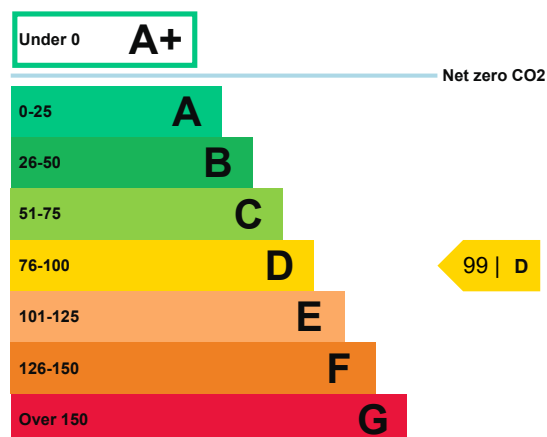
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

33 | B

If typical of the existing stock

97 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

4

Building emission rate (kgCO₂/m² per year)

93.54

Primary energy use (kWh/m² per year)

553

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0030-5200-0420-6900-0014\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Shayn Bennett
Telephone	01225753755
Email	info@greenrockenergy.co.uk

Accreditation scheme contact details

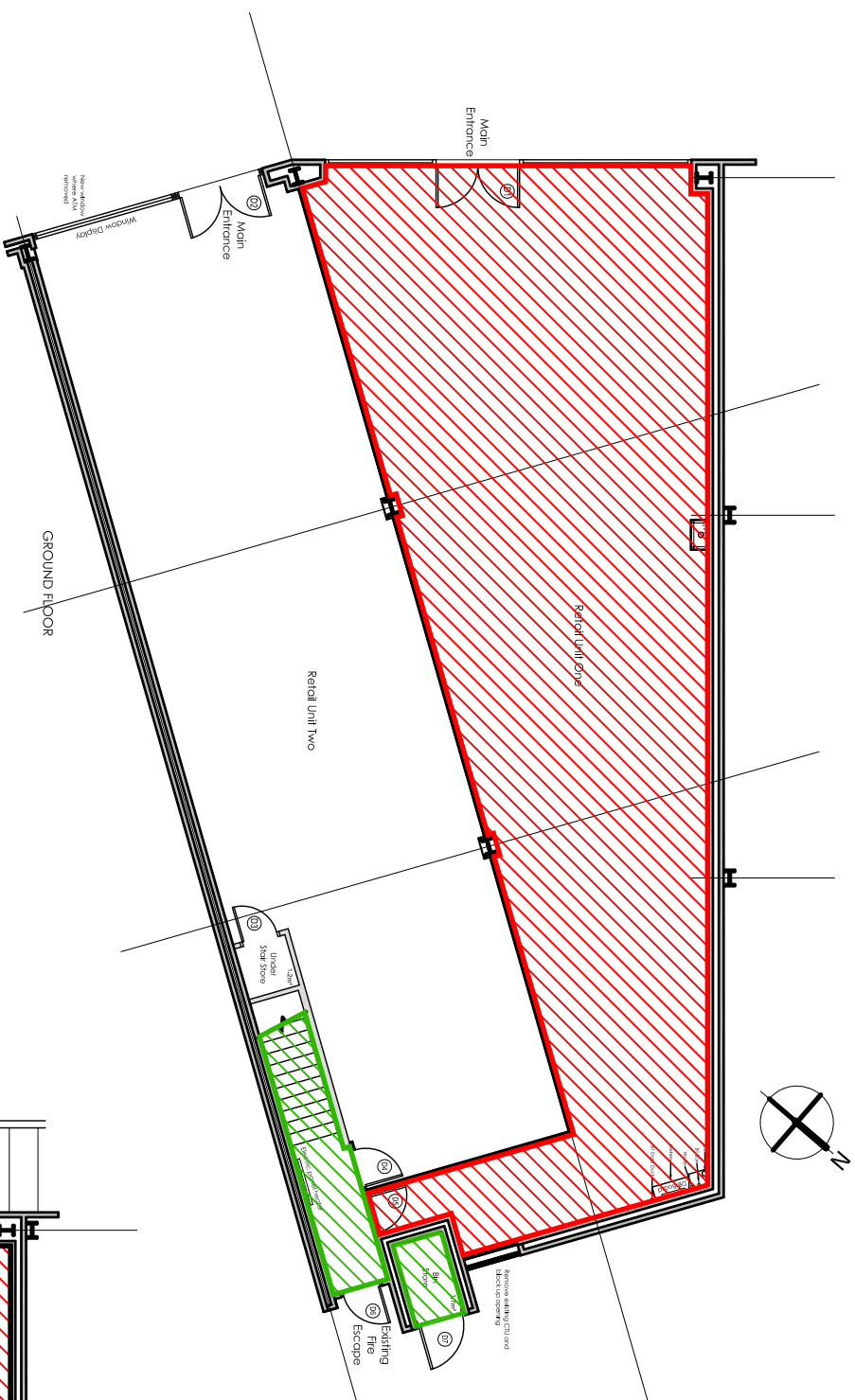
Accreditation scheme	Quidos Limited
Assessor ID	QUID206866
Telephone	01225 667 570
Email	info@guidos.co.uk

Assessment details

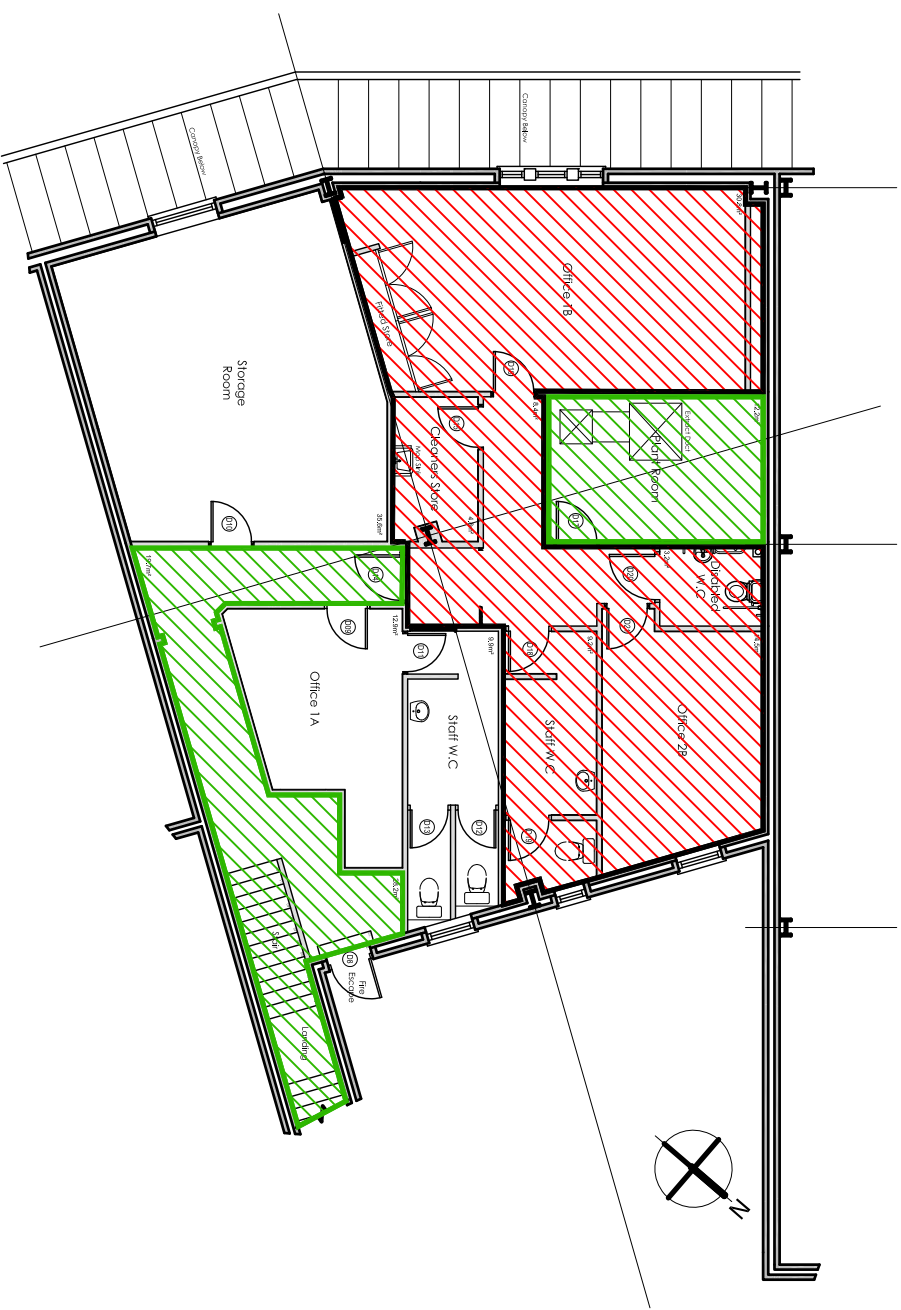
Employer	GreenRock Energy
Employer address	11 Dunkirk Business Park, Southwick, Trowbridge, Wilts, BA14 9NL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 July 2020
Date of certificate	15 July 2020

Notes:


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2. DO NOT SCALE - Use Figured Dimensions Only.
3. The CONTRACTION is to check and verify all Figured Dimensions.
- 3.1. The CONTRACTION is to check and verify all Figured Dimensions, Size & Diameter Levels prior to commencement of work and notify the J.Y.M. Partnership of any discrepancies.
4. The Contractor is to check the drawing against all other relevant drawings, specifications and/or bills of quantities or issued.



Ground Floor Plan
(Scale 1:150 at A3)



First Floor Plan
(Scale 1:150 at A3)

Rev A Demise Plan Updated / SPB / 19-05-10			
Rev	Date	Revision	
 <p>Ock House 28 Sceptre Way Bombier Bridge Preston PR5 6AW Tel: 01772 352666 Fax: 01772 358611 Email: jym@jympartnership.co.uk www.jympartnership.co.uk</p>			
project: Former Post Office, Lichfield.			
client: Post Office Limited 148 Old Street London EC1V 9NN			
drawing title: Proposed Demise Plan			
scale: 1@ 1:50 @ A3			
drawn: SPB		checked: MBM	
date: February 2010			
project no. 0924	dfg no. 10	rev. A	

