

TO LET

6,191 sq.ft (575.15 sq.m)



First Floor Part Fitted Gym – Available subject to VP

6A Gresley Row, Three Spires, Lichfield, WS13 6JF

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Entrance	732	68.00
First Floor	5,459	507.15
TOTAL	6,191	575.15

Description

The unit has a dedicated entrance off Gresley Row, with stairs and lift access to the first floor. The main Three Spires Shopping Centre car park is located opposite.

The unit is located above **KFC** with **Coffee#1**, **Sports Direct** and **Ryman** also located nearby. The unit will also be ideally located to benefit from the proposed cinema anchored leisure development which will also bring further F & B.

Rent

POA

Rates

Rateable Value from 1st April 2026: £54,500 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 which is still to be clarified. The Landlord will insure the premises, with the premium to be recovered from the tenant.

Energy Performance

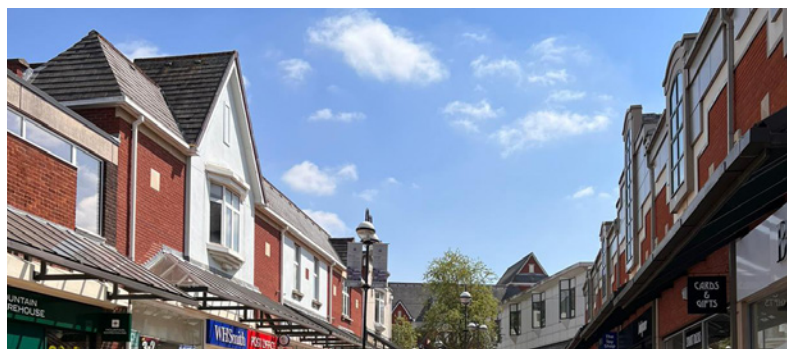
Further information available upon request.

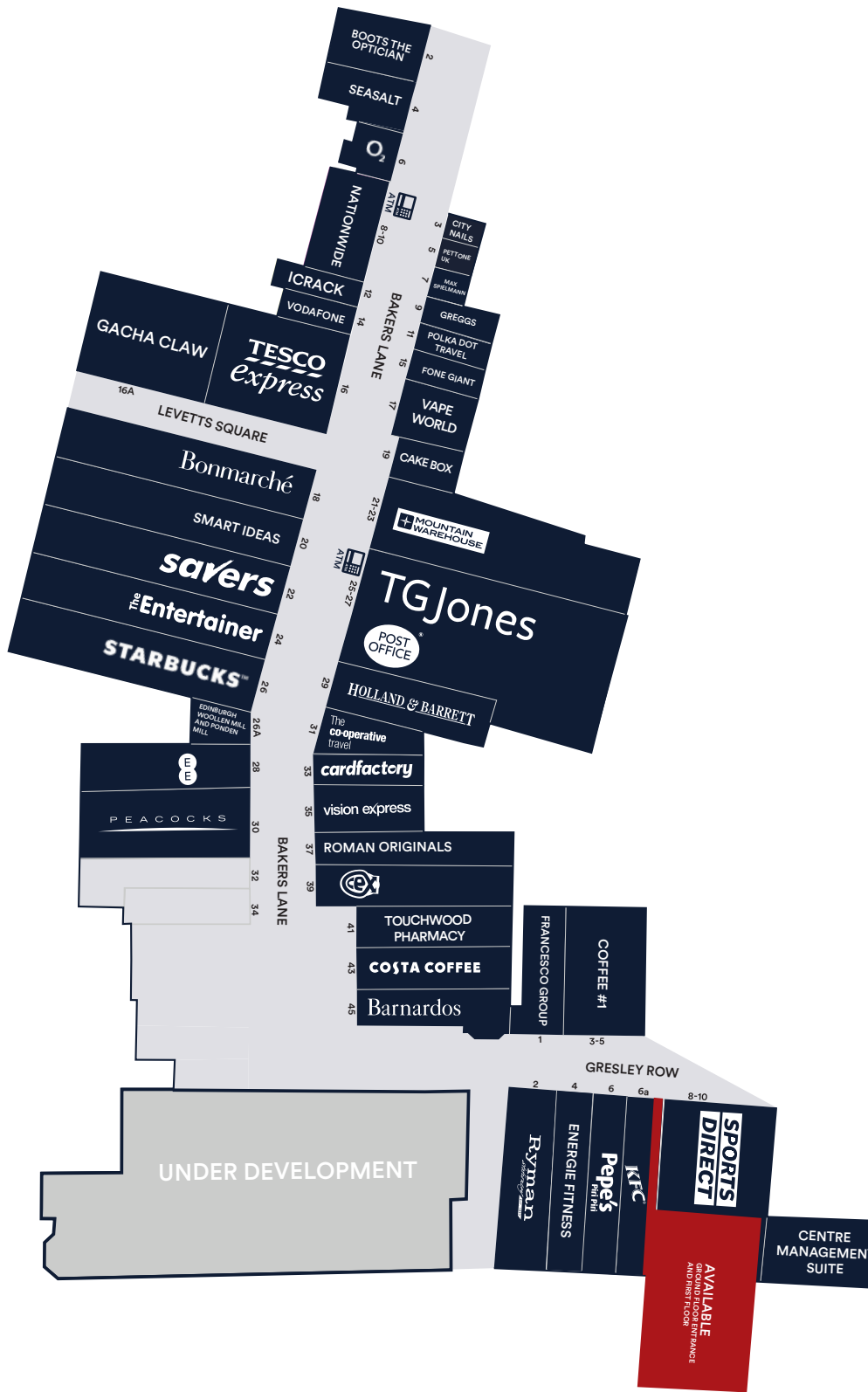
Planning

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.

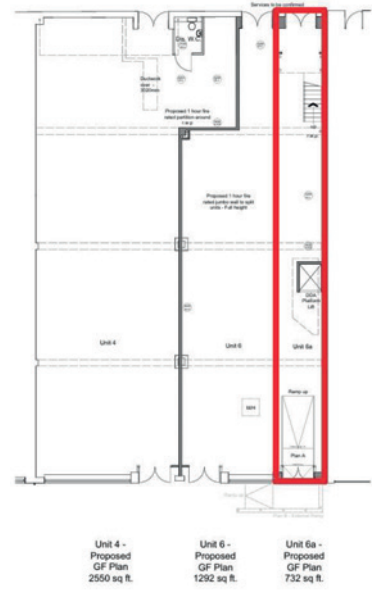
Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

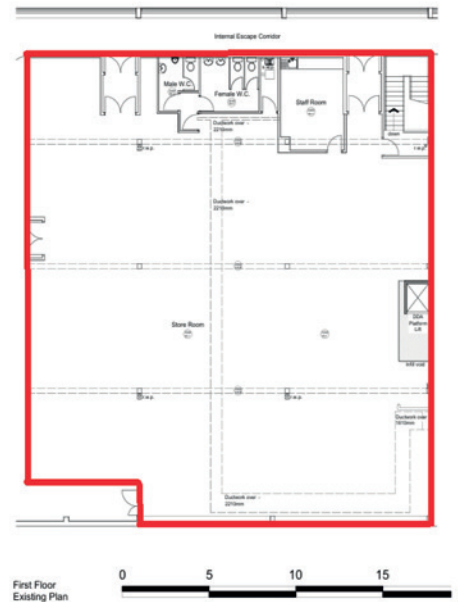




Proposed Ground Floor Plan



First Floor Existing Plan



Viewing Strictly via prior appointment with the appointed agents:



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