

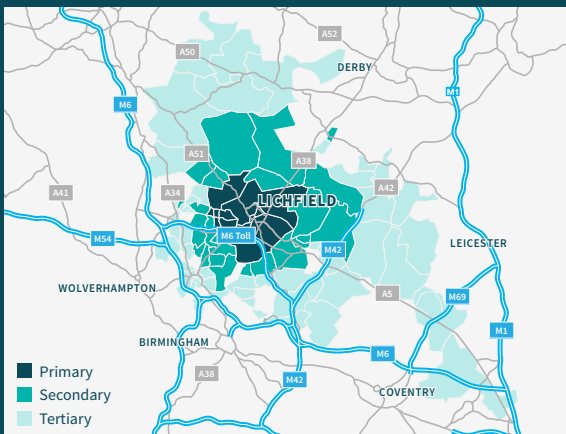


Now Exchanged
with Lidl

Imperial Retail Park

Lichfield | WS13 6AY

- Planning secured
- Units available from 7,000 sq ft to 42,000 sq ft
- Large surface car park
- Accessible edge of City Centre location
- Residential population of approximately 100,000 in principle catchment area



LOCATION

Lichfield is an affluent heritage city located to the North of the West Midlands conurbation. Eastern Avenue acts as one of the main arterial routes in the area and gives access to the A38. The M6 Toll is located approximately 2 miles to the south.

THE DEVELOPMENT

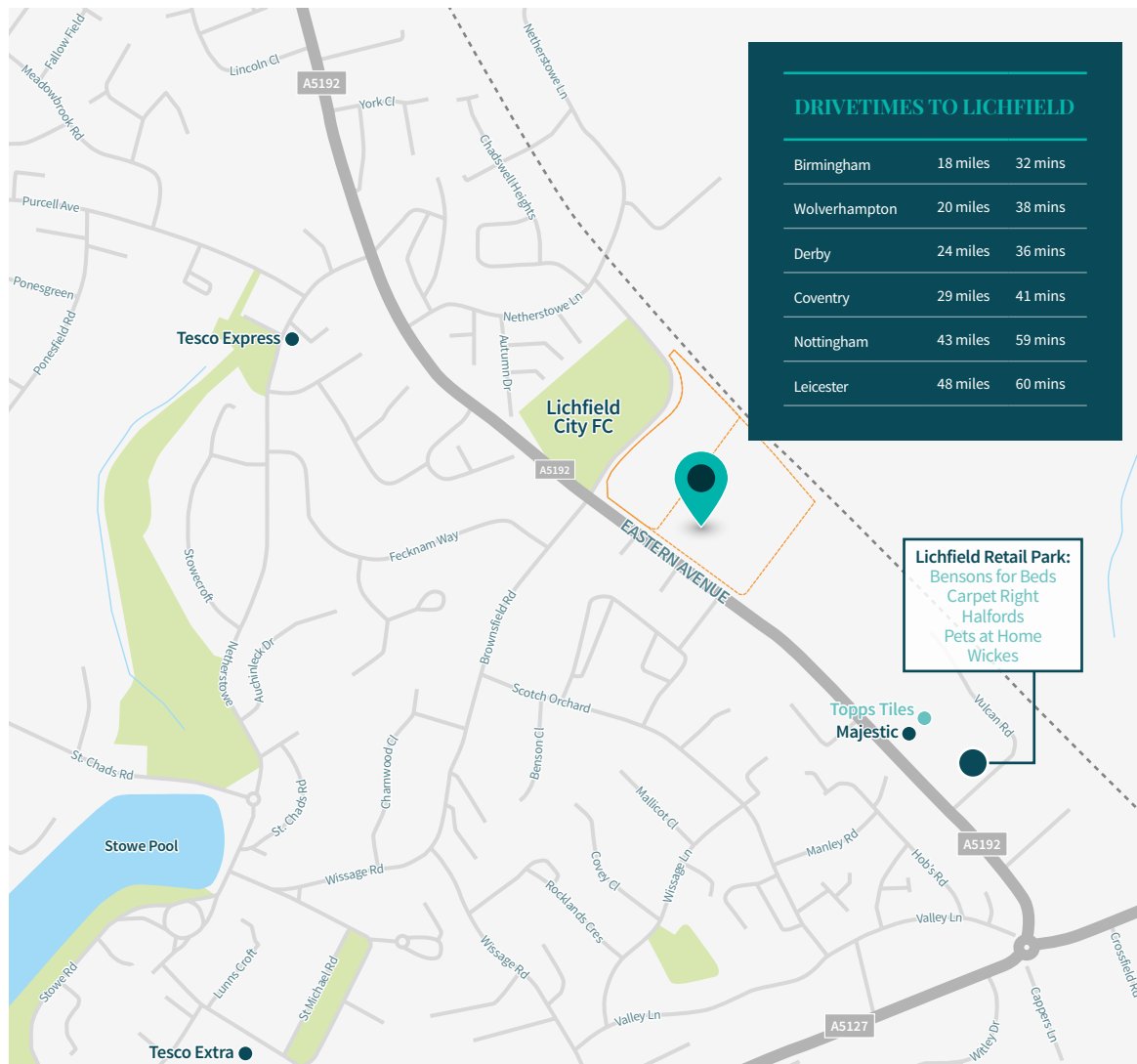
Planning has been secured and the development will be anchored by a 26,000 sq ft Lidl food store with an additional 42,000 sq ft of A1 retail accommodation. Terms have also been agreed with Costa Coffee on a drive-thru site on the entrance to the scheme.

The units will be handed over to a developer's shell specification with capped-off services ready for tenants individual fit out. Further detail on the handover specification can be made available upon request.

There will be approximately 292 customer car parking spaces.

ACCOMMODATION

Units available from 7,000 sq ft to 42,000 sq ft.



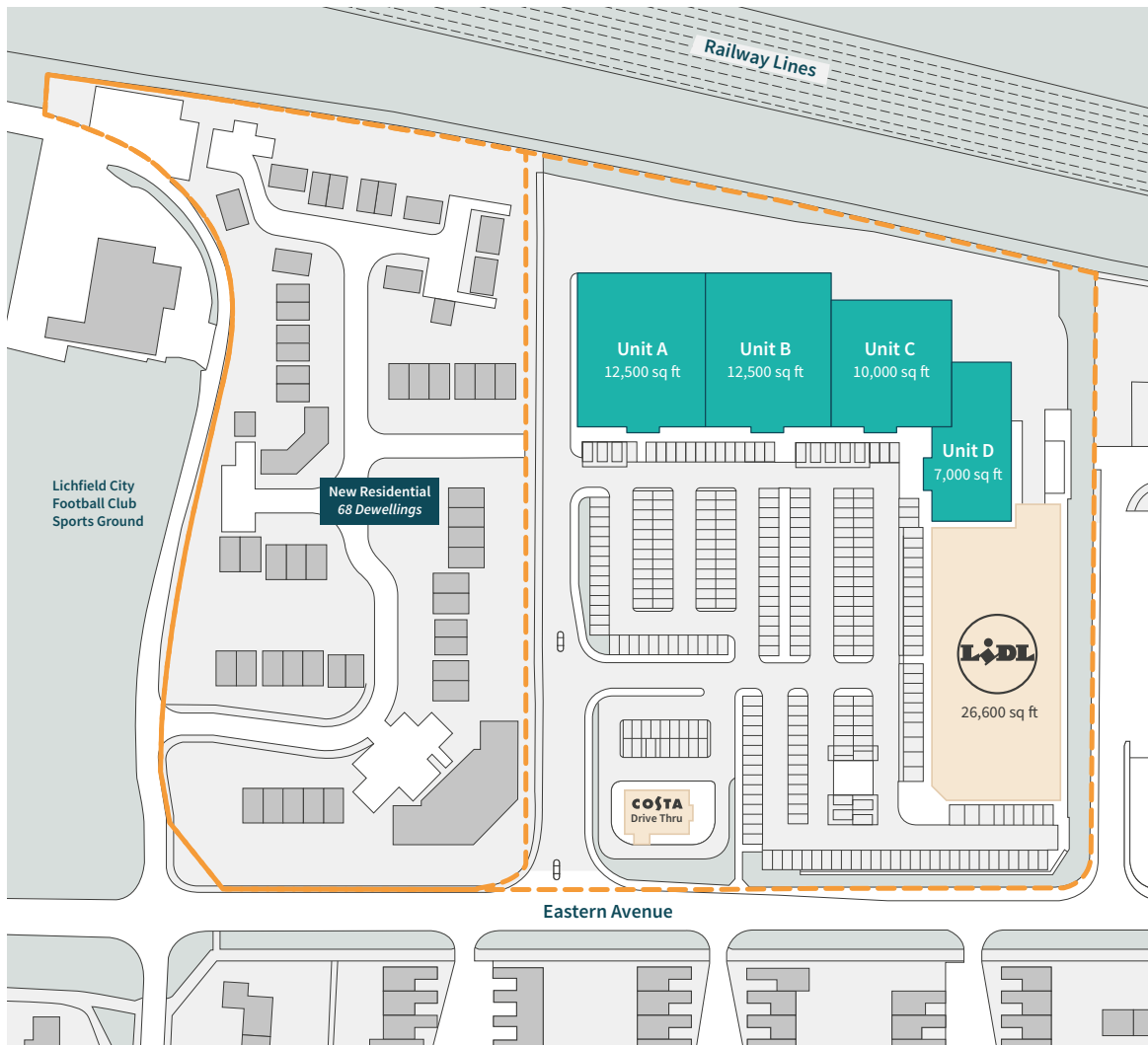
819,000
RESIDENTS IN LICHFIELD



100,000
TOURISTS EACH YEAR



34%
AFFLUENT ACHIEVERS MAKE UP
34% OF EXPECTED SHOPPERS



TERMS

The units are to be made available by way of new 10 year effectively full repairing and insuring leases, subject to 5 yearly upward only rent reviews.

RENT

Upon Application.

BUSINESS RATES

The newly configured premises will be assessed for rating purposes on completion of the works. All interested parties should make their own enquiries with the Local Rating Authority on 01543 308 000.

SERVICE CHARGE

A service charge will be applicable. Further information available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC

EPC's will be made available on completion of the works.



FURTHER INFORMATION

For further information please contact the sole retained agents.



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