

A New F&B and  
Leisure District  
for Lichfield

VA  
CREATIVE RETAIL  
PROPERTY CONSULTANTS

# Three Spires Quarter





**EVERYMAN**  
 Everyman Exchanged



Planning Approved



The Botanist under offer  
 on the 2nd floor terrace bar



Under offer on unit 3

# BOX OFFICE

**Introducing Three Spires Quarter: 22,000 sq ft of prime restaurant and leisure space, including a landmark rooftop restaurant opportunity anchored by a 4-screen Everyman cinema.**

Lichfield District Council and Evolve Estates have partnered on a joint venture to repurpose the former Debenhams unit at Three Spires shopping centre, further enhancing the city's leisure and entertainment offer. The development of a new cinema has long been on the agenda for Lichfield city centre, and this first phase of the council-led regeneration will create additional commercial and residential opportunities as part of the Birmingham Road site project.





# Three Spires Quarter Key Facts

## *Unlocking incredible potential in Lichfield*

The complexity of Lichfield's historic layout has always been a challenge for leading retail, leisure and F&B occupiers looking to tap into the district's affluent catchment area.

Lichfield is being consistently overlooked by the biggest brands and businesses with the potential to set this place apart.

Three Spires Quarter is about to change all that.



**EVERYMAN CINEMA  
EXCHANGED**



**TWO F&B UNITS  
AVAILABLE**



**LARGE FIRST FLOOR  
LEISURE / COMPETITIVE  
SOCIALISING OPPORTUNITY**



**FIRST PHASE OF  
A TOWN CENTRE  
REGENERATION  
INITIATIVE**

that will strengthen  
Lichfield city centre



**LICHFIELD FORECAST  
TO BE JOINT FOURTH-  
FASTEST GROWING  
UK LOCATION**

Set to record the West Midlands' fastest annual improvement in economic performance between 2024 and 2026.



**2,500 HOMES**  
in development pipeline



**LICHFIELD  
POPULATION 35,000**  
District population of 106,900



**VIBRANT F&B  
COMMUNITY**  
without an abundance  
of high street names



**BENEFITING FROM AN  
AFFLUENT CATCHMENT**  
£221m (non-grocery) spend

# An Old Place with a New Story

Lichfield is a popular tourist destination known for its picturesque streets lined with museums, independent shops, mouth-watering restaurants, and over 230 listed buildings with enormous historic significance.

## A RICH HISTORY

Lichfield has a rich history dating back to the Anglo-Saxon period. The city was an important religious centre in the Middle Ages, and is known for its three-spired cathedral, which is a major tourist attraction and has been designated as a UNESCO World Heritage Site.

## A THRIVING ARTS AND CULTURE SCENE

Lichfield hosts numerous festivals throughout the year, and boasts a variety of museums, galleries and performance venues – including the Garrick Theatre, which neighbours the Three Spires Quarter. Other nearby attractions include the National Memorial Arboretum and Drayton Manor.

## A SKILLED WORKFORCE

With a population of around 35,000, and a wide catchment of over 1.62M residents (within the 30 minute peak drive time catchment of Lichfield City), the cathedral city has an above-average employment rate. The majority of the workforce resides in skilled, professional or administrative occupations. 65% of the population are categorised as Affluent Achievers.

## TOP UNIVERSITIES NEARBY

Several world top 100 universities are in close proximity to Lichfield, via direct road or rail links. These include; University of Birmingham, Birmingham City University, Aston University, Staffordshire University, Newman University, Wolverhampton University, Derby University and Keele University.



# An Enviably Location

Lichfield is perfectly placed to be the prime F&B and leisure offer in its region.

- Primary catchment
- Secondary catchment
- Tertiary catchment



## Travel times to Lichfield (driving)

Birmingham	18 miles	32 mins
Wolverhampton	20 miles	38 mins
Derby	24 miles	36 mins
Coventry	29 miles	41 mins
Nottingham	43 miles	59 mins
Leicester	48 miles	60 mins

# A Growing Place with a Growing Need

There's an opportunity to greatly improve Lichfield's leisure and F&B offer, elevating the town's retail experience to the quality demanded by the affluent surrounding district.

**106,900**

LICHFIELD DISTRICT POPULATION

**819,000**

RESIDENTS IN CATCHMENT AREA

**35,000**

RESIDENTS ARE REGULAR SHOPPERS IN LICHFIELD

**2,793,400**

VISITORS PER YEAR

**9.9M**

ANNUAL FOOTFALL AT THREE SPIRES

**45%**

OF CINEMA USERS EAT OUT AS PART OF THEIR TRIP

**2,500**

NEW HOMES completed over next 3 years

**78.7%**

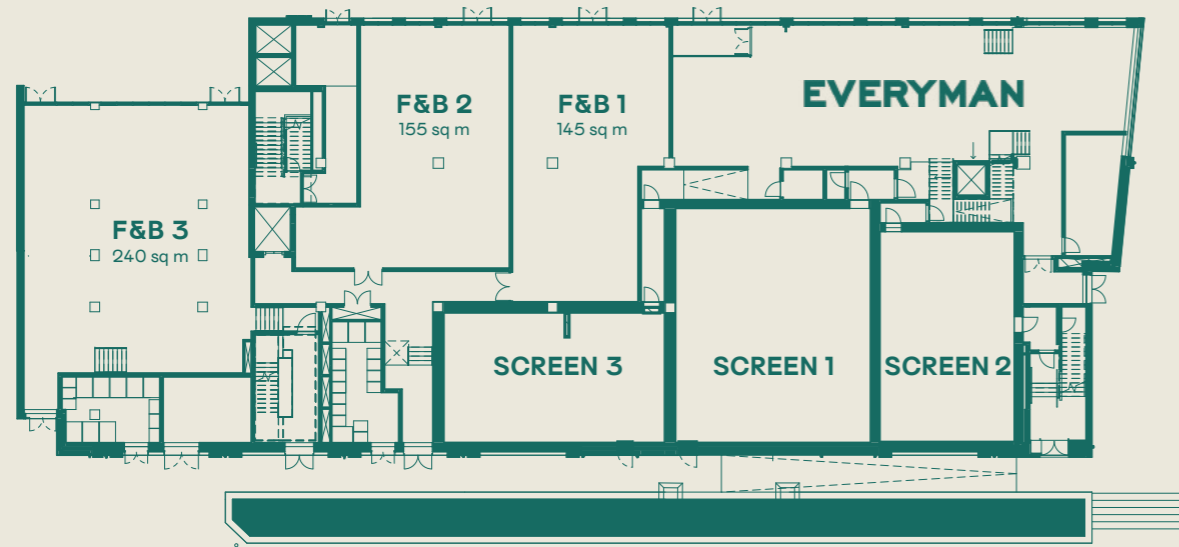
OF POPULATION ECONOMICALLY ACTIVE

**63.3%**

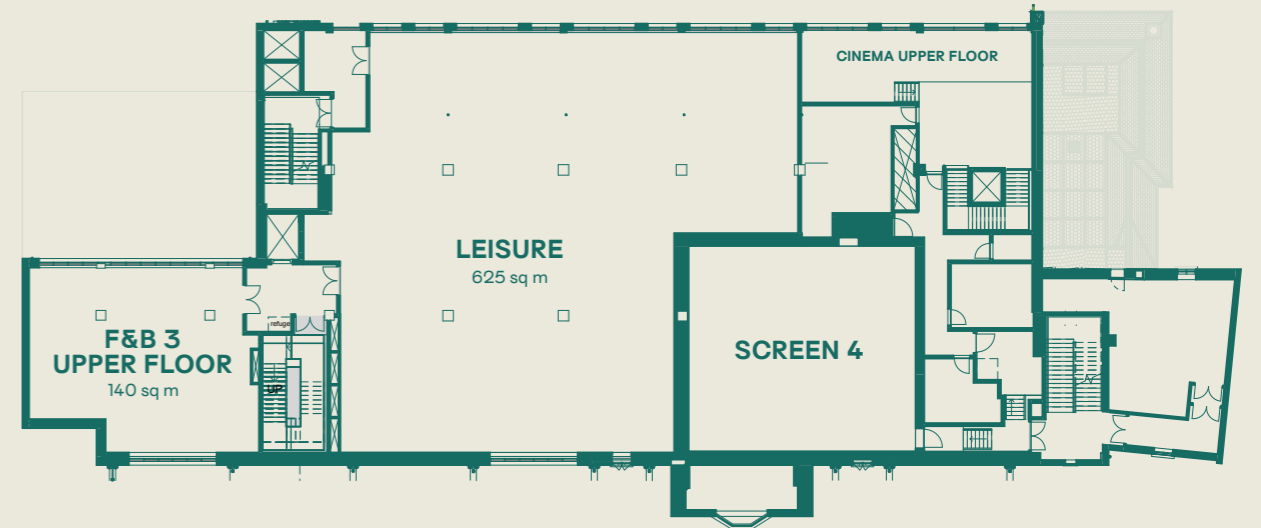
OF POPULATION WITHIN MANAGER/PROFESSIONAL OCCUPATION ROLES



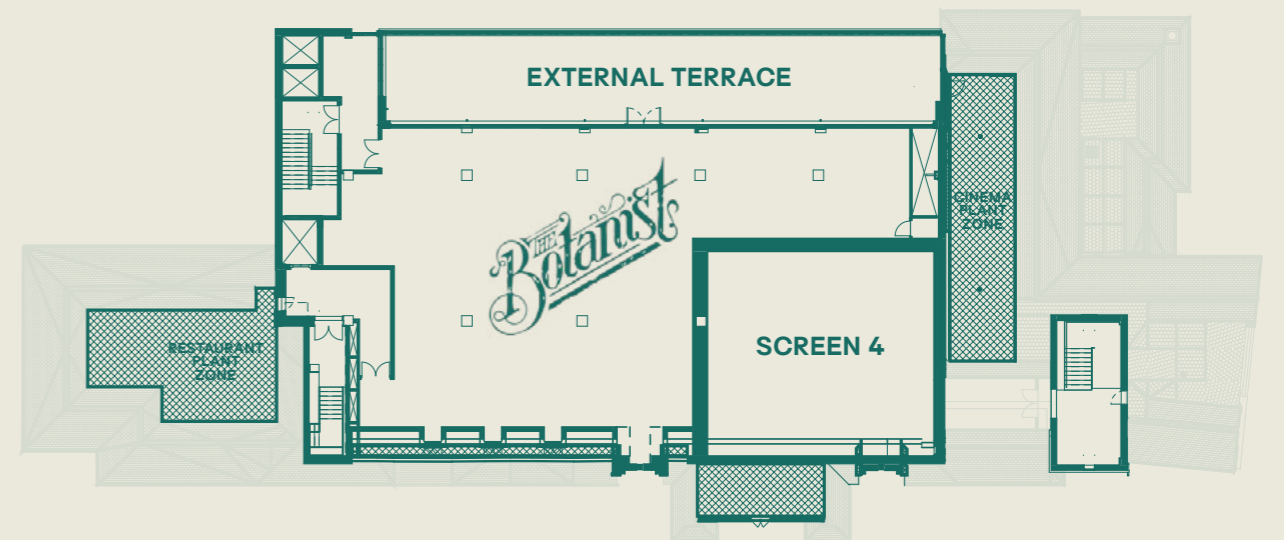
# Floorplans



Ground Floor



First Floor



Second Floor

# Get in touch

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