

SHOP WITH A2 PLANNING CONSENT TO LET

4 Station Road,
Solihull, B91 3SB



LOCATION

Solihull is an affluent town in the West Midlands with a population of 206,700 (2011 Census). The property is located on the edge of the town centre in close proximity to the **Touchwood Shopping Centre** and **John Lewis department store**.

Station Road benefits from high footfall due to it linking the town centre to the train station, in addition there are a number of bus stops along the road.

The surrounding occupiers include a mix of national and local traders including **Nationwide**, **TSB**, **Coventry Building Society** and **Subway**.

DESCRIPTION

The premises comprise a ground floor retail unit with prominent glazed frontage onto Station Road. The accommodation is open plan at ground floor level and is presently trading as a recruitment consultants.

At first floor level is a meeting room and office, with two toilets and a kitchen/staff room at second floor level.

The property has the benefit of a loading door at the rear of the building.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Retail/Sales Area:	71.16m²	766 sq ft
First Floor Offices:	39.94m²	430 sq ft
Second Floor Offices:	14.86m²	160 sq ft

TENURE

The property is available on a new lease on terms to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category D (93).

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£45,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (2017 Assessment)

£37,250

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

ANTI 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.

VIEWINGS

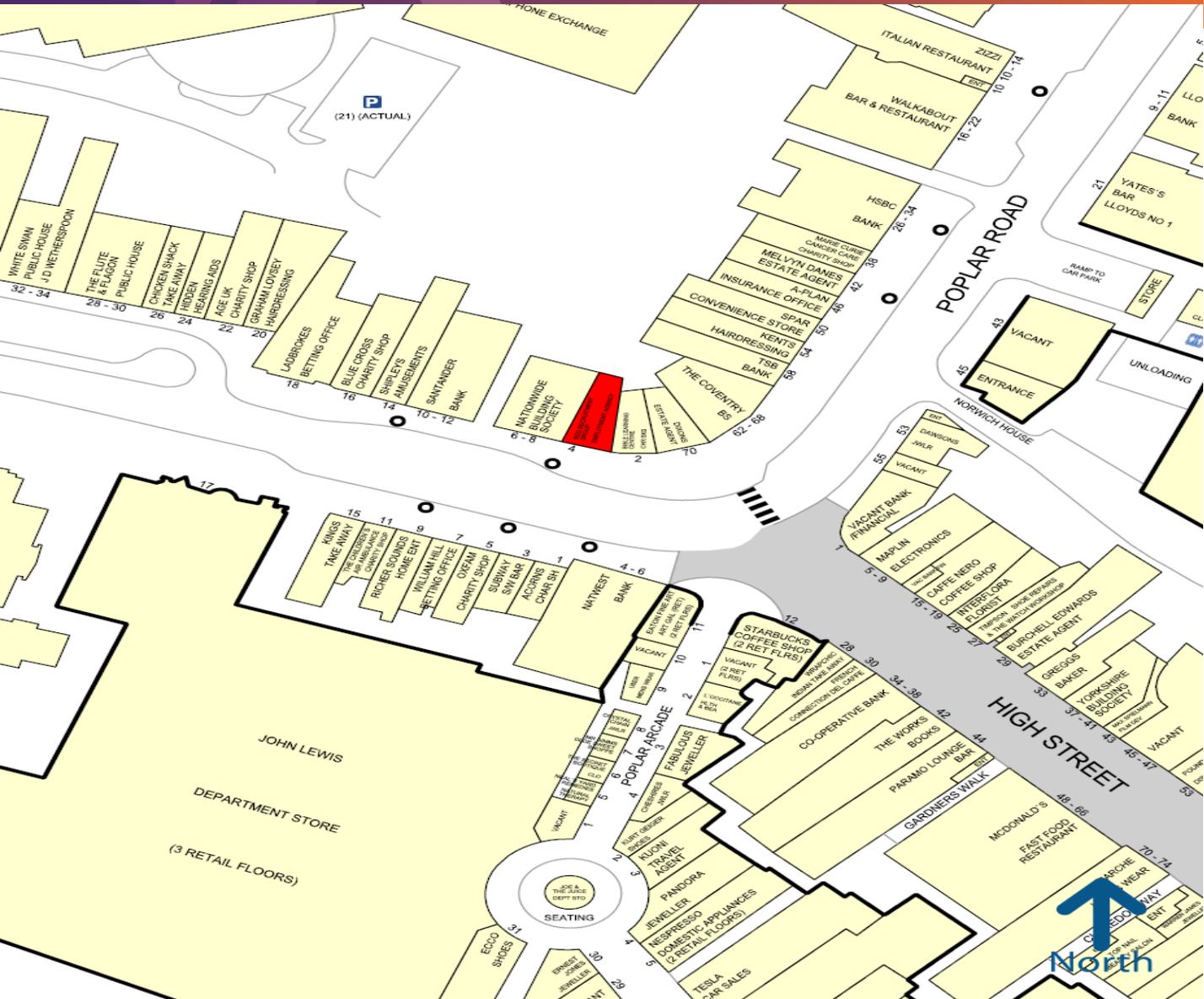
Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

SHOP TO LET

4 Station Road,
Solihull, B91 3SB



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