

**RETAIL UNITS  
ST JOHN'S WAY  
SHOPPING CENTRE  
KNOWLE  
SOLIHULL  
B93 0LE**

- **Units from 412 sq to 994 sq ft**
- **Close to Lloyds Bank, Costa and Vision Express**
- **All inclusive monthly rental available**



**LOCATION**

Knowle is an affluent and attractive village within the Metropolitan Borough of Solihull situated approximately 2 miles South East of the town centre. Access to the national motorway network is via the A4141 main Birmingham to Warwick Road at Junction 5 of the M42 approximately 1 mile away. The unit is situated fronting the High Street with return frontage to St Johns Way.

**DESCRIPTION**

The units will be stripped back to shell condition with W.C. facilities. An electrical distribution board will be left in place for occupiers to connect to.

**ACCOMODATION**

Address	Sq m	Sq ft
1594-1596 High Street	92.34	994
1602 High Street	45.24	487
1604 High Street	57.59	620
5 St Johns Way	78.59	846
19 St Johns Way	40.13	432
20 St Johns Way	54.34	585
22 St Johns Way	38.27	412

**TENURE**

The units can be made available by way of a standard landlord licence agreement for a term of 12 months. The landlord will have the ability to terminate the contract after the initial 6 months of the term subject to providing 28 days prior written notice.

**EPC**

The EPCs are available on request.

**RENT**

An all inclusive monthly rental will be payable. Further information available upon request.

**BUSINESS RATES**

The properties have the following rateable values:

	RV	Business Rates Payable
1594-1596 High Street	£22,750	£11,170.25 p.a
1602 High Street	£12,000	£5,892.00 p.a
1604 High Street	£10,000	£4,910.00 p.a
5 St Johns Way	£20,500	£10,065.50 p.a
19 St Johns Way	£8,300	£4,075.30 p.a
20 St Johns Way	£10,500	£5,155.50 p.a
22 St Johns Way	£10,000	£4,910.00 p.a

**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 Joint Retained Agents

Scott Robertson (Creative Retail) - 0121 400 0407  
Richard Ward (Rowley Hughes Thompson) - 0121 212 7800

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



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson  
Tel: 0121 400 0407

Email: [scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)

Richard Ward  
Tel: 0121 212 7800

Email: [richardw@rhtretail.co.uk](mailto:richardw@rhtretail.co.uk)