

TO LET - A3 CONSENT

1594-1596 High Street,
Knowle, B93 0LF



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 premises benefit from a wide double frontage on to High Street and have been stripped back to shell condition. The W.C. facilities to the rear of the premises have been left in-situ and the electrical distribution board has been left in place for occupiers to connect to. There is rear service area for loading, deliveries and servicing and a large Pay & Display surface car park accessed through St John's Way shopping precinct.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Internal Width (front):	10.90m	35'9"
Shop Depth:	15.00m	47'3"
Ground Floor GIA:	163.50m²	1,750 sq ft

*There is a change in floor level at a depth of approximately 8m.

TENURE

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (68).

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

RENT

£40,000 per annum exclusive of rates, service charge and VAT

VAT

The property has been elected for VAT.

PLANNING

The premises have an existing A3 (restaurant/cafe) planning consent, but re considered suitable for a variety of uses subject to obtaining the necessary planning consent.

RATEABLE VALUE

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

RATEABLE VALUE **£22,750**
(2017 Assessment)

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 Joint Retained Agents

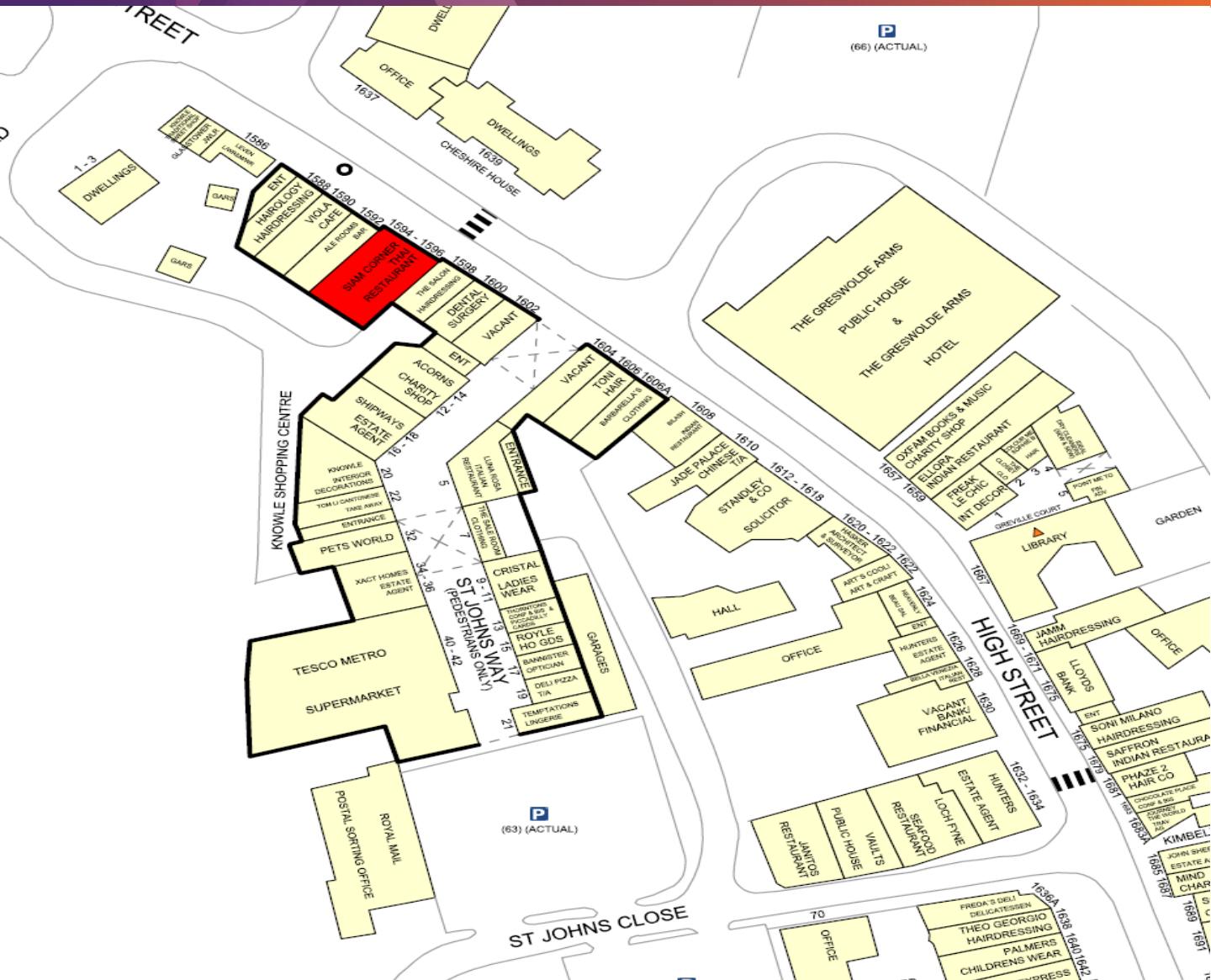
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**



CREATIVE RETAIL
PROPERTY CONSULTANTS

TO LET - A3 CONSENT

1594-1596 High Street,
Knowle, B93 0LF



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

Richard Ward
Tel: 0121 212 7800

Email: richardw@rhtretail.co.uk