

SHOP TO LET

50 Poplar Road,
Solihull, B91 3AB



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**.

Nearby retailers include - **A Plan Insurance, TSB, HSBC Bank, Starbucks** and **Zizzi**.

DESCRIPTION

The premises comprise of a ground floor retail unit with frontage onto Poplar Road.

ACCOMODATION

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

Ground Floor Sales: 105.90m² 1,140 sq ft

At first floor there is a 2 bedroom flat which is to be included with the ground floor retail unit. Interested parties should make their own enquires as to achievable rents on this residential accommodation.

TENURE

The premises are to be made available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (64).

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

RENT

£65,000 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

£36,250

We suggest that all interested parties should verify the above.

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

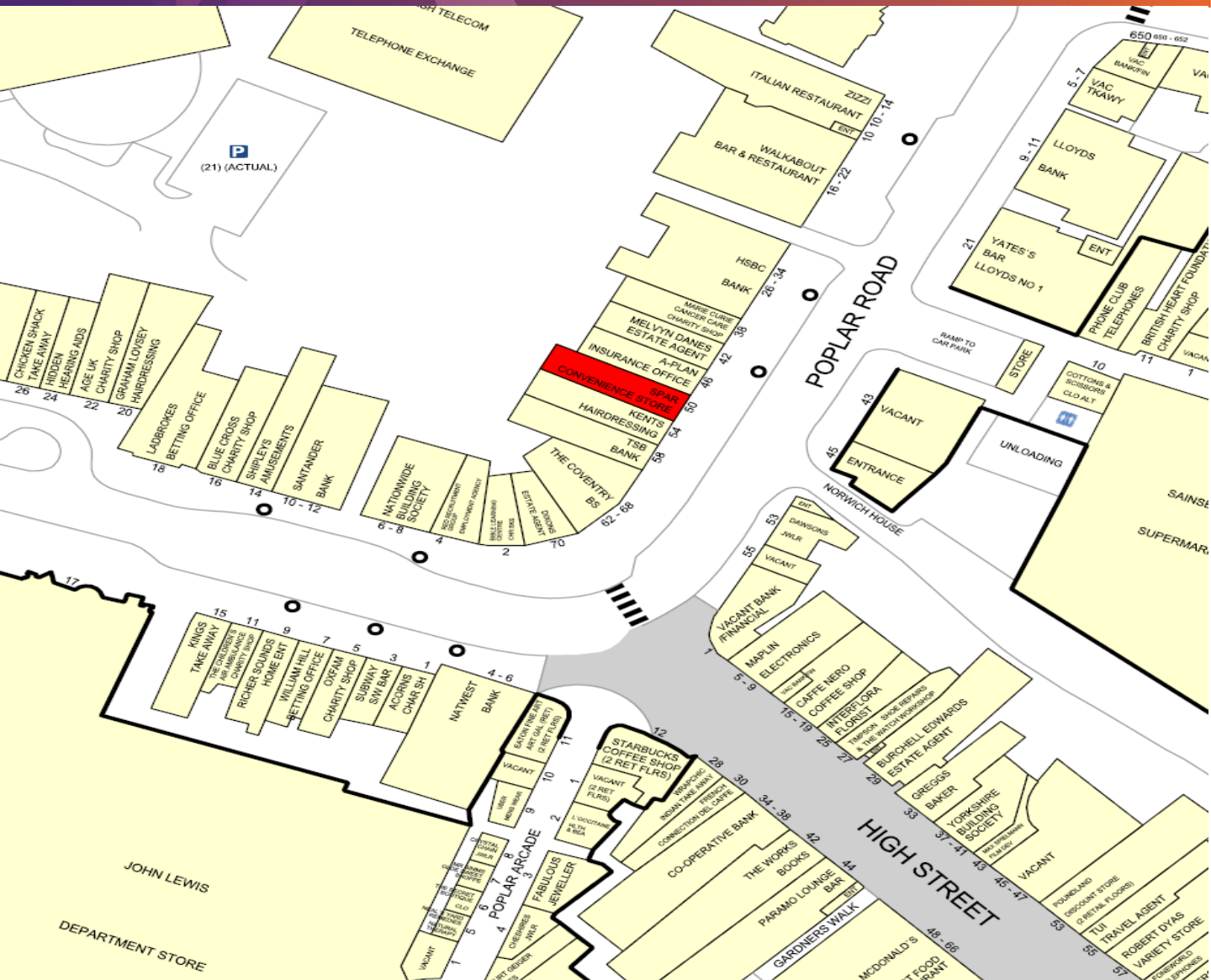
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


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