

SHOP TO LET

**** Subject to vacant possession ****

4 Shakespeare Drive,
Shirley, B90 2AJ



LOCATION

Shirley is located in the borough of Solihull in the West Midlands. The conurbation has a population of 36,000 people.

DESCRIPTION

The property is a ground floor lock up retail unit, located fronting the A34 Stratford Road, in Shirley Town Centre. The unit benefits from customer car parking to the front and rear access.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Shop Depth:	16.23m	53'3"
Shop Frontage:	7.26m	23'10"
Ground Floor Sales:	64.47m ²	694 q ft

TENURE

The property is available to let, on a new full repairing and insuring lease, term to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category E (120).

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

RENT

£20,000 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

£12,750

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**


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

SHOP TO LET

**** Subject to vacant possession ****

4 Shakespeare Drive,
Shirley, B90 2AJ



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:

Ed Purcell

Tel: 0121 400 0407

Email: ed@creative-retail.co.uk

www.creative-retail.co.uk