

# 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:

<b>Ground Floor Sales:</b>	<b>109.74m<sup>2</sup></b>	<b>1,181 sq ft</b>
<b>First Floor</b>	<b>11.60m<sup>2</sup></b>	<b>125 sq ft</b>

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

**£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

**£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**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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