

HIGHLY VISIBLE MAIN ROAD RETAIL UNIT TO LET

Saddlers Court,
Warwick Road/Poplar Road
Solihull, B91 3DX



LOCATION

Solihull is one of the UK's most affluent towns and is located approximately 10 miles South East of Birmingham. The town is an attractive and friendly destination for premium brand shopping and is a cosmopolitan, leafy town known for its relaxed, contemporary café, restaurant and entertainment culture.

DESCRIPTION

The property comprises four former retail units on the ground floor together with first and second floor office accommodation. The property is an attractive, main road, corner building fronting on to Poplar Road and Warwick Road. Nearby retailers include - **Lloyds TSB, Zizzi, HSBC** and **Tesco**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales: 264.30m² 2,845 sq ft

Further upper level floor space can be provided.

TENURE

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

EPC

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

RENT

£90,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

The property has not yet been assessed for rating purposes.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

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

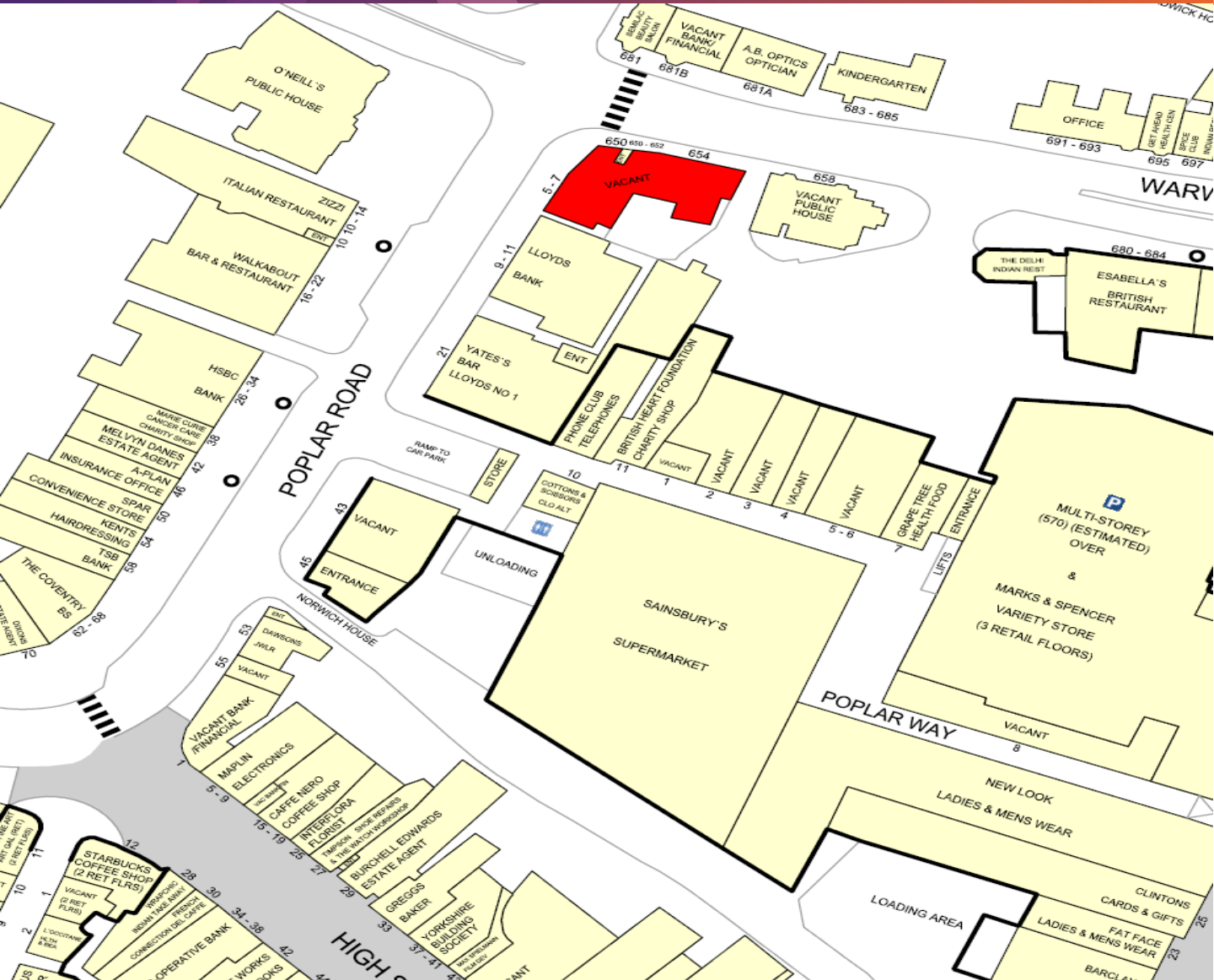
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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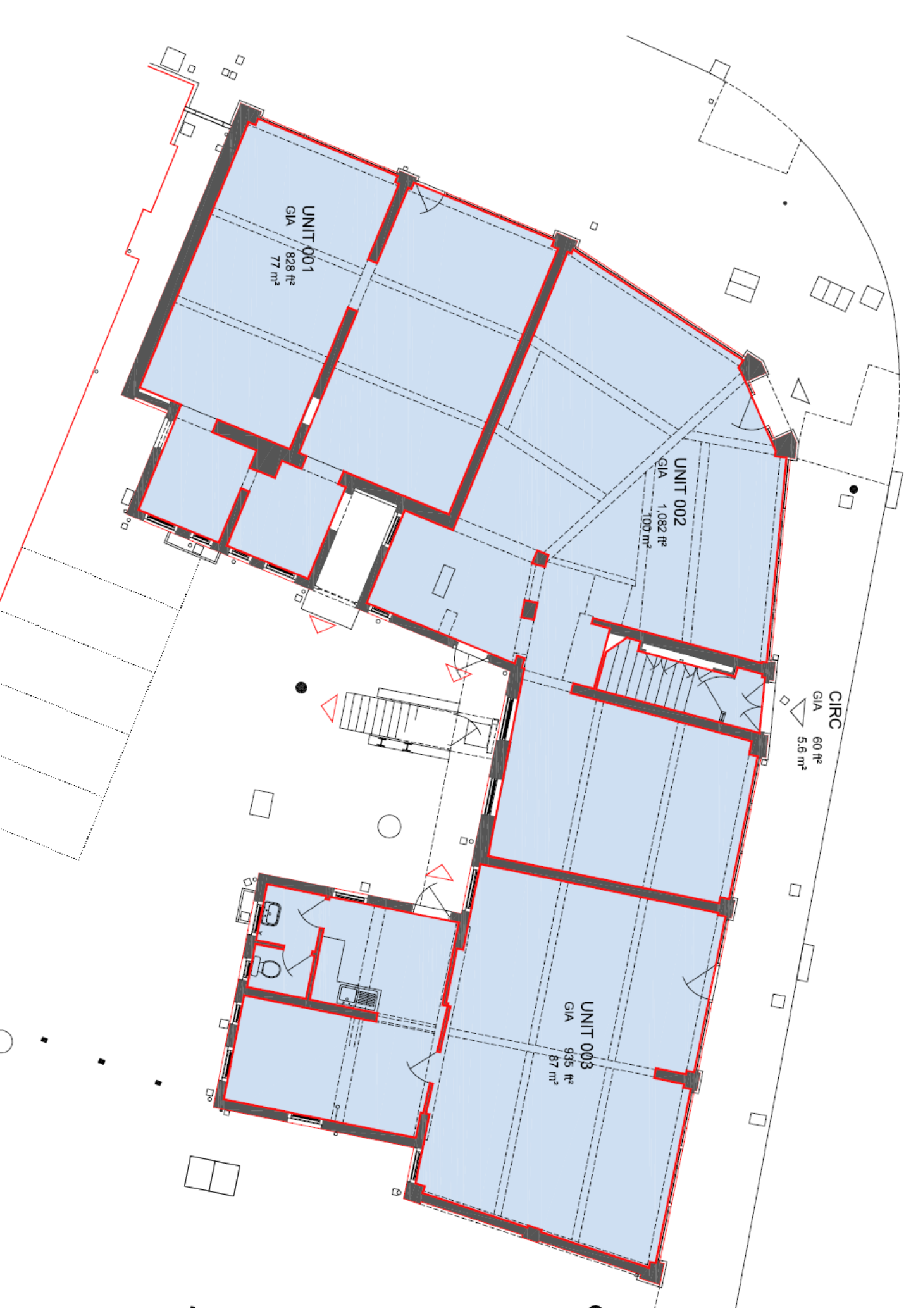
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For more information, please contact:

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UNIT 001
GIA 828 ft²
77 m²

UNIT 002
GIA 1,082 ft²
100 m²

UNIT 003
GIA 935 ft²
87 m²

CIRC
GIA 60 ft²
5.6 m²