

SHOP TO LET

**** A3 PLANNING CONSENT APPLIED FOR ****

124 High Street
Solihull, B91 3SX



LOCATION

Solihull is an affluent town in the West Midlands with a population of 206,700 (2011 Census). The town boasts one of the highest AB and C1 social demographics in the UK. The property is located on High Street adjacent to the entrance of Touchwood Shopping Centre and opposite Mell Square Shopping Centre.

DESCRIPTION

The premises comprise of a ground floor retail unit with prominent frontage onto High Street. Nearby retailers include **Metro Bank, Cote, Joules, Toni & Guy, Fraser Heart and Clarks.**

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales: 292.73m² 3,151 sq 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 (102).

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

RENT

On Application (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

£122,000

We suggest that all interested parties should verify the above.

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.

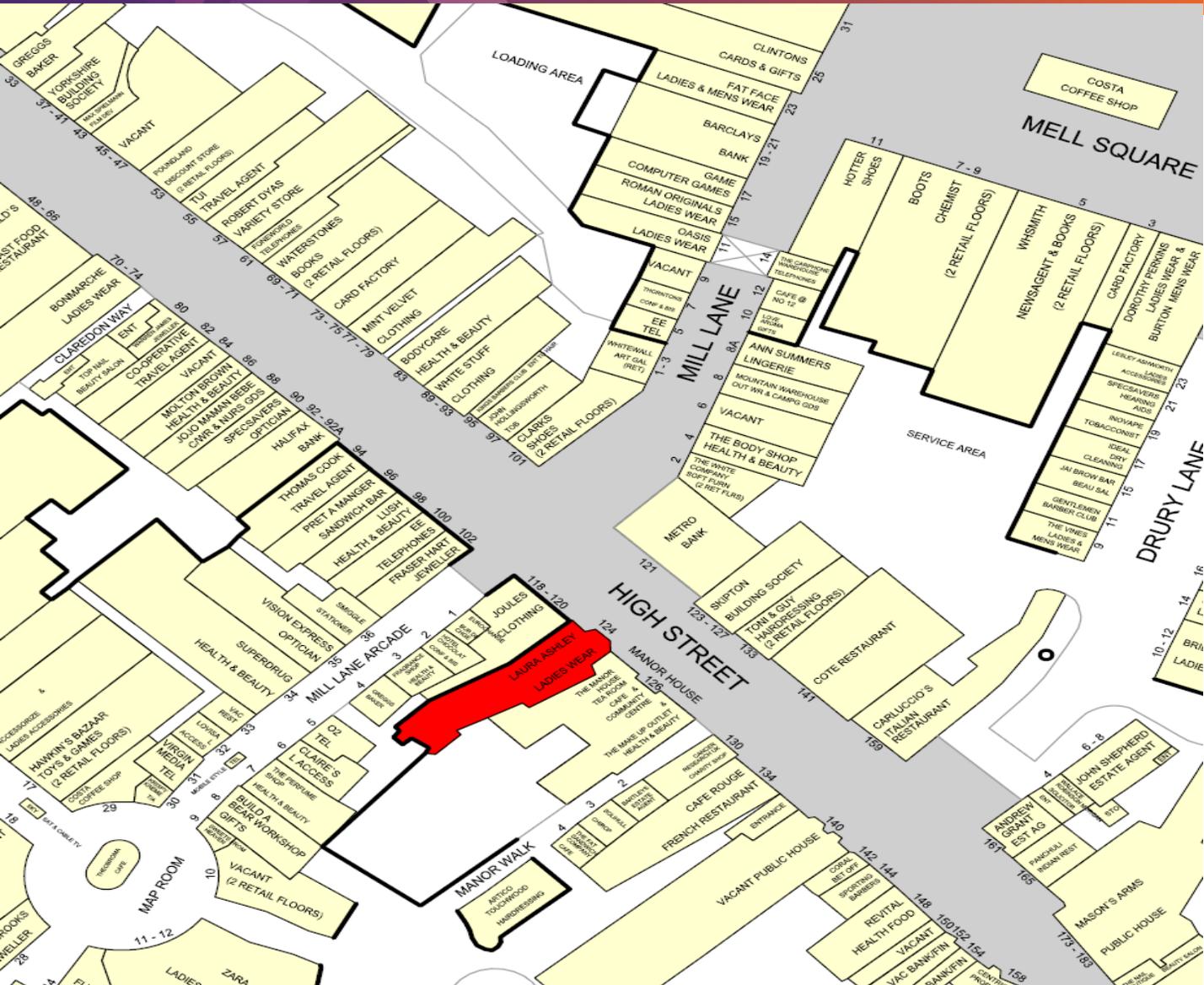
VIEWINGS

Strictly by appointment with the Joint Retained Agents

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

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