

OPEN PLAN OFFICE SPACE TO LET

Suite 1, 20 Farmhouse Way,
Monkspath, Shirley, Solihull, B90 4EH



LOCATION

The premises are prominently located within the established Shelley Farm Shopping Centre on Farmhouse Way in Shirley. Situated and accessed via Monkspath Hall Road, the property provides easy access to Stratford Road, leading onto Junction 4 of the M42, offering easy links to Birmingham City Centre, Solihull and the M6 Toll.

DESCRIPTION

The property provides well-fitted open plan first floor accommodation, with WC and kitchen amenities, with a dedicated entrance of the main car park.

ACCOMODATION

The premises comprise of the following approximate floor area:

Gross Internal Area: **3,388 sq.ft** **314.76 sq.m**

TENURE

The property is available by way of a new FRI lease for a term of years to be agreed.

EPC

A copy of the energy performance certificate is available on request.

LEASE

The unit is available by way of a new fully repairing and insuring lease on terms to be agreed.

VAT

The property is registered for VAT.

RENT

£33,900 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

There is an annual service charge of £6,500.13.

RATEABLE VALUE

£26,000

(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PLANNING

The tenant will have responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

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For more information, please contact:

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