

TAKEAWAY OPPORTUNITY TO LET

1610 High Street, Knowle,
Solihull, B93 0JU



LOCATION

Knowle is an affluent and attractive village within the Metropolitan Borough of Solihull situated approximately 2 miles South East of the town centre. Access to the national motorway network is via the A4141 main Birmingham to Warwick Road at Junction 5 of the M42 approximately 1 mile away. The unit is situated fronting the High Street with return frontage to St Johns Way.

Nearby occupiers include; **Loch Fyne**, **Freda's Deli**, **Jacques Restaurant** and the **Greswolde Arms Hotel and Ale Rooms**.

DESCRIPTION

Until recently the site has traded as a Chinese takeaway restaurant and therefore benefits from hot food takeaway consent (Sui Generis).

There is office space at first floor plus a yard area to the rear.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 66.20 sq. m. 712 sq. ft.

*There are two further office /storage rooms at first floor level.

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£20,000 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable Value - **£5,900**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

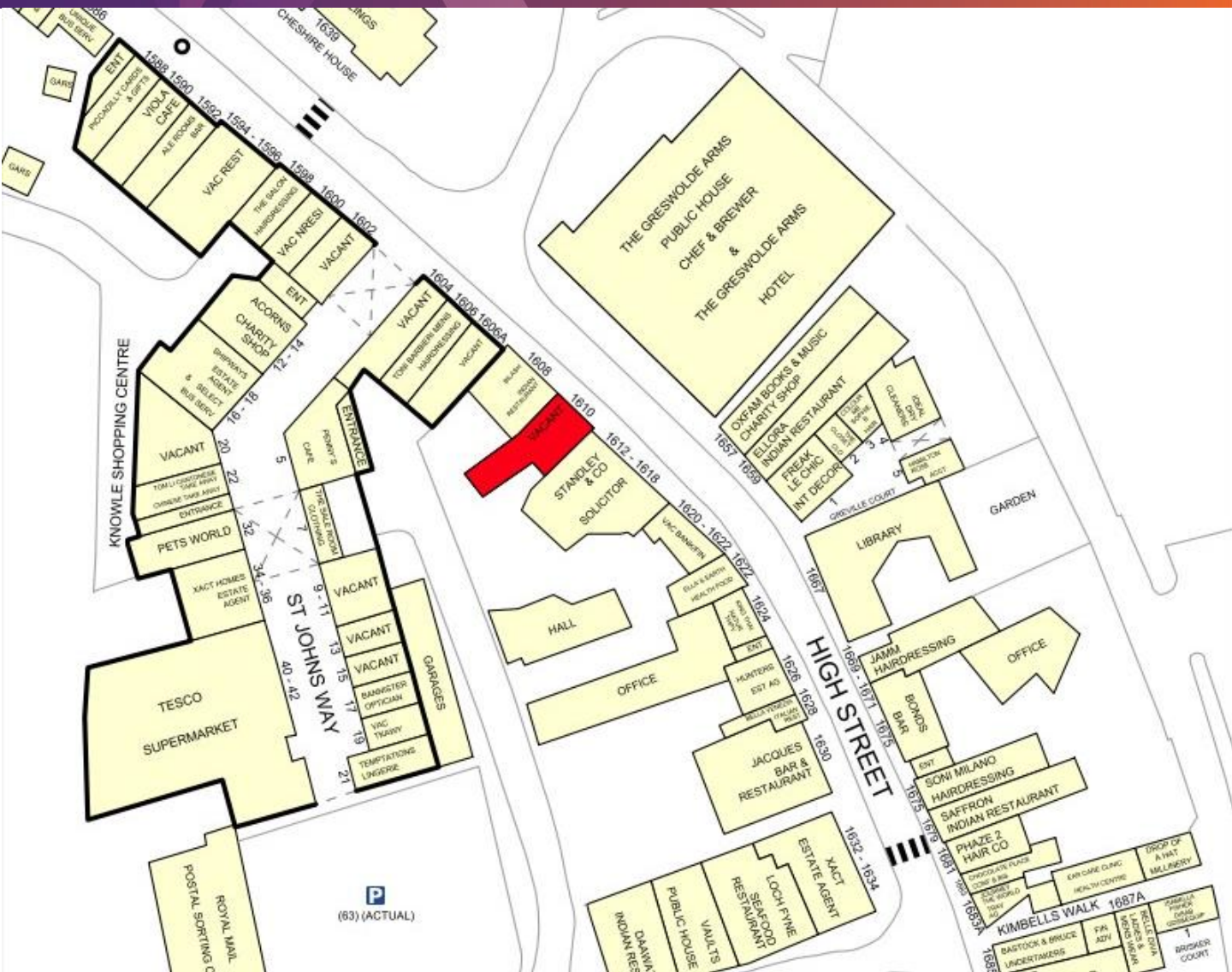
SUBJECT TO CONTRACT



CREATIVE RETAIL
PROPERTY CONSULTANTS

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