

RETAIL UNIT TO LET

51-53 High Street, Solihull, West Midlands, B91 3SW

SUBJECT TO VACANT POSSESSION



LOCATION

Solihull is a highly affluent town located in the West Midlands. The town is situated approximately 7.5 miles southeast of Birmingham City Centre, 18 miles northwest of Warwick and 14 miles west of Coventry. The town benefits from excellent road communications, with the A41 providing direct access to Birmingham to the north and London in the south via the M42 and M40. Retailing in Solihull - Solihull is considered one of the strongest commercial centres in the West Midlands, providing over one million square feet of retail accommodation.

The subject premises are located in a prime trading location on High Street adjacent to **TUI** and **Bodycare**. Other nearby occupiers include; **Robert Dyas**, **Waterstones**, **McDonald's**, **Longers**, **Starbucks** and **White Stuff**.

DESCRIPTION

The property comprises a substantial mid parade ground floor retail premises extending to **2,834 sq. ft.** and is serviced to the rear..

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 263.3 sq. m 2,834 sq. ft

TENURE

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

EPC

This property has an EPC rating of category D (78). A copy of the EPC is available upon request.

RENT

£130,000 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable Value - **£87,500**

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 Joint Retained Agents.

SUBJECT TO CONTRACT

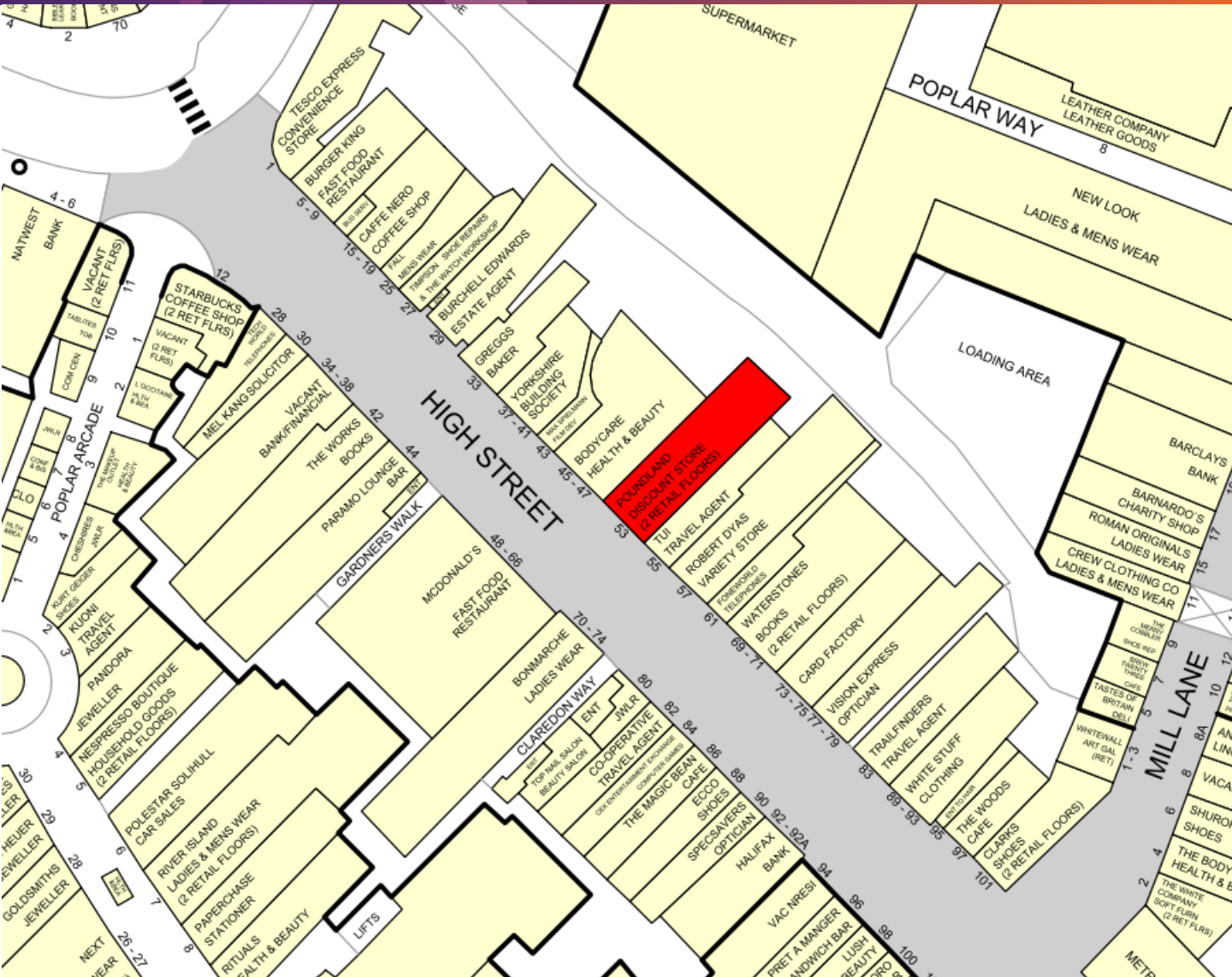


CREATIVE RETAIL
PROPERTY CONSULTANTS

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