



TO LET

Retail Unit

1,458 sq.ft

(135.45 sq.m)

**448 Shakespeare Drive, Stratford Road,
Solihull, West Midlands, B90 2AJ**

- Popular convenience parade
- Fronting the A34 on the main arterial routes into Birmingham
- Close to a large Sainsbury's supermarket
- Refurbished Retail Unit
- Generous Free Car Parking

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	849	78.89
Rear Storage Area	598	55.60
TOTAL	1,447	134.49

Description

Mixed use retail in a neighbourhood block with residential on the upper floors. Fronting the A34 on the main arterial routes into Birmingham and close to a large Sainsbury's supermarket.

Rent

£22,000 per annum (£26,400 including VAT).

Rateable Value

Rateable value: £17,750. Interested parties are advised to make their own enquiries with the local authority.

Service Charge & Insurance

Service Charge £3,187 (£3,824 including VAT). All units in the scheme contribute to the service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

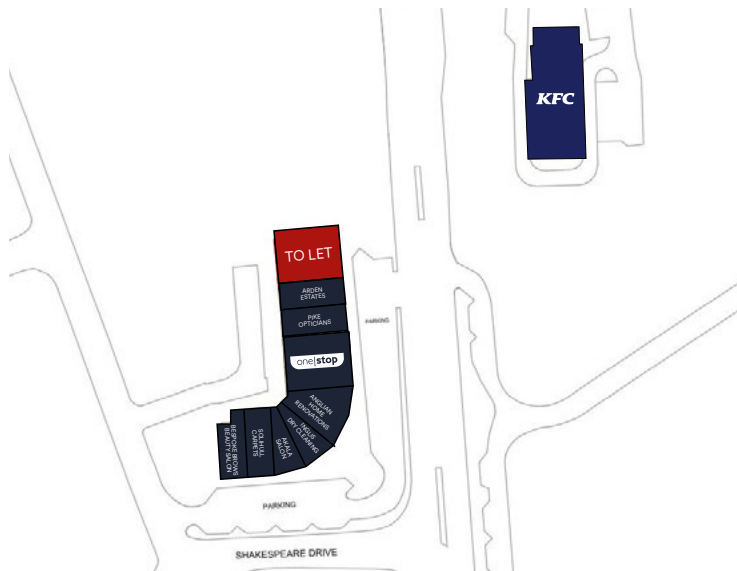
Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - B90 2AJ

Shirley is the one of the largest areas within the Solihull Borough and consists of areas from the wards of Shirley South, Shirley East, Shirley West and Cheswick Green and Monkspath from the Blythe ward.

It lies along the Stratford Road just 3 miles from Solihull town centre and just off Junction 4 of the M42, which links Birmingham and Stratford. It also borders the counties of Worcestershire and Warwickshire. Shirley is one of Solihull's busiest area, the centre is presently being redeveloped with a new Asda superstore, library and other retail units. Shirley is a prominent residential suburb of Solihull.



Viewing

Strictly via prior appointment with the appointed agent:

CREATIVE RETAIL

PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

Ed Purcell 07793 808974
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