# TO LET Unit 1, 1663-1665 High St, Knowle, Solihull, B93 OLL



- Retail Unit in Busy Shopping Centre location.
- NIA 751 sq. ft
- Extensive Free Car Parking Nearby
- Close to Costa, Vision Express and One Stop
- Busy Shopping centre location

#### LOCATION

The premises are situated in a prominent location fronting High St, and within the busy Knowle shopping centre. Knowle is a large village that benefits from an affluent catchment and is situated 2 miles south of Solihull Town centre.

The property is located close to numerous local traders, together with national operators including **Tesco Express**, **Prontaprint** and **The West Brom**.

#### **DESCRIPTION**

The premises comprise a well-proportioned retail unit that benefits from window frontage to 3 elevations, appropriate staff facilities and one allocated car parking space.

Access for deliveries via a rear yard area.

#### **ACCOMMODATION**

Retail Unit 69.82 sq. m 751 sq. ft

#### EPC

The property has an EPC rating of C (69). The Energy Performance Certificate is available upon request.

#### **LEASE TERMS**

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

#### RENT

£30,000 per annum exclusive of service charge, business rates and VAT.

#### **SERVICE CHARGE**

There is a service charge contribution which currently stands at £475.88 per quarter.

#### **BUSINESS RATES**

The unit is listed with Birmingham city Council and has a Rateable Value of £23,000.

Business rates payable are £11,477pa

#### SECURITY

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

#### **LEGAL COSTS**

The ingoing tenant will be required to contribute £500 towards the landlords legal costs.

#### **MONEY LAUNDERING**

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

#### **VIEWINGS**

Strictly by prior appointment through sole letting agents.

#### SUBJECT TO CONTRACT



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### For more information, please contact:

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