

TO LET

Unit 1, 1663-1665 High St,
Knowle, Solihull, B93 0LL



- **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

£26,000 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**.

VAT

This property is elected for VAT purposes.

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 incoming 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 

CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

George Xydias

Tel: 0121 400 0407

Mob: 07956 014510

Email: george@creative-retail.co.uk