

TO LET

144 Stratford Road,
Shirley,
B90 3BB



- **Retail Unit Fronting the Busy Stratford Rd (A34).**
- **GIA – 2231 sq ft**
- **Extensive Free On-street Car Parking**
- **Close to Parkgate Shopping Centre.**

LOCATION

The unit forms part of a busy retail parade that fronts onto the busy Stratford Rd in Shirley, Solihull, lies close to Asda, Costa Coffee & Dominos, and benefits from a large residential catchment area.

DESCRIPTION

The unit comprises of a large retail shop that benefits from rear delivery access, managers parking space and appropriate staff facilities.

ACCOMMODATION

GROUND FLOOR

Internal width	5.64m	(18 ft 6in)
Retail store	121.56 sq. m	
Front Store	30.15 sq. m	
Mid store	42.33 sq. m	
Rear Store	13.31 sq. m	

GIA – 207.35 sq. m (2,231 sq. ft)

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.

BUSINESS RATES

The unit is listed with Solihull MBC and has a Rateable Value of **£20,250**.

Business rates payable are **£10,104** per annum.

PLANNING

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

The incoming tenant will be required to contribute **£1,000 + VAT** towards the landlords legal costs.

VAT

The unit has not been elected for VAT purposes.

EPC

The Energy Performance Certificate is available on request.

VIEWING

Strictly by prior appointment through sole letting agents

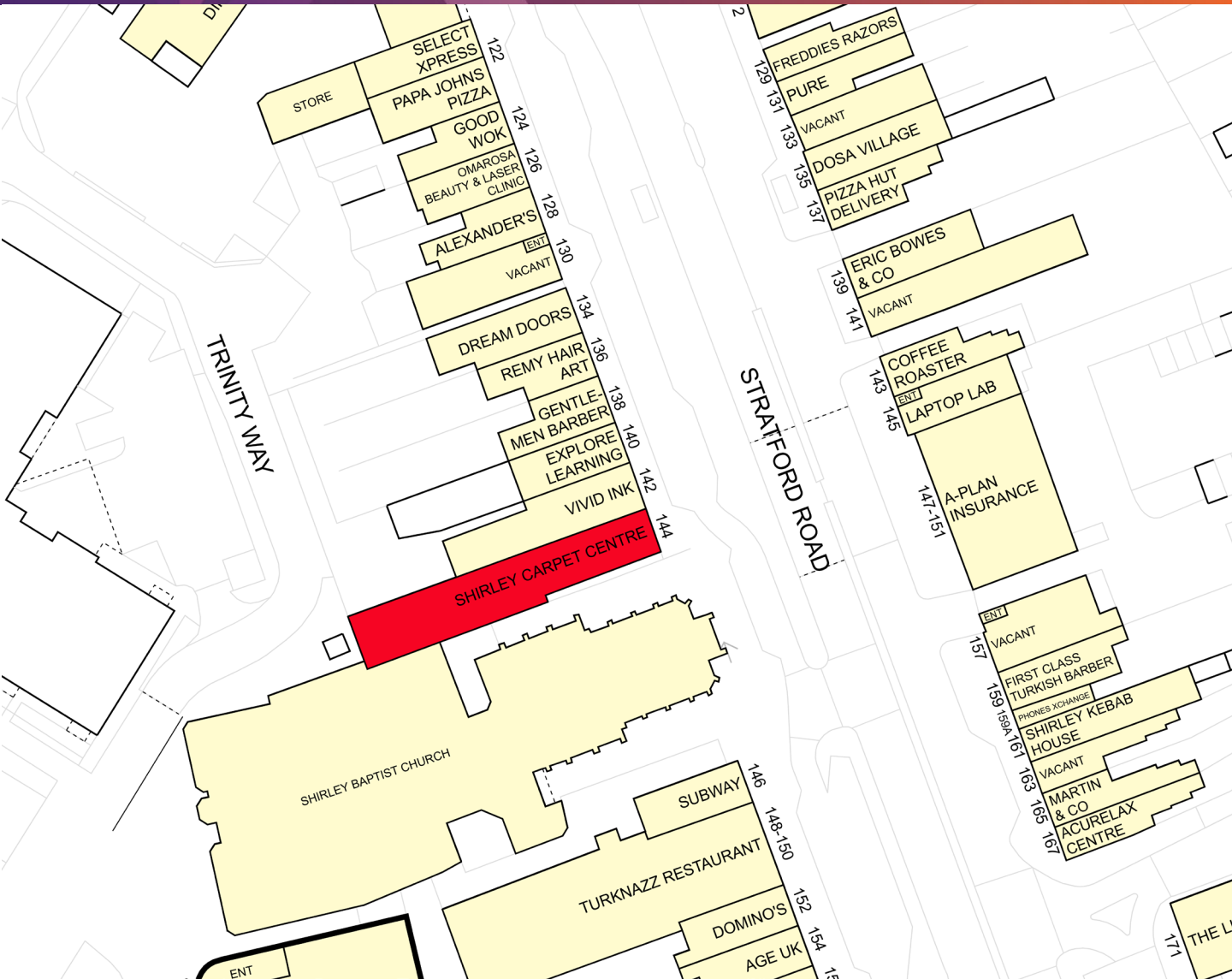
SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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