

# TO LET

109 Hobs Moat Road,  
Solihull, B92 8JN



- **GIA – 855 sq. ft**
- **Extensive Free On-street Car Parking**
- **Large residential catchment.**
- **Close to Greggs, Heron Foods and Solihull Ice Rink**

#### LOCATION

The unit forms part of a busy neighbourhood centre that fronts onto Hobs Moat Road and lies close to the junction with Ulleries Road. The unit lies in a busy location close to Dominos, Fitness First and Tesco Express, and benefits from a large residential catchment area.

#### DESCRIPTION

The unit comprises of a retail shop that benefits from rear delivery access, appropriate staff facilities and detached rear store room.

#### ACCOMMODATION

Internal width	5.6m	18ft 4in
Shop Depth	12.23m	40ft 1in
Retail shop	68.49 sq. m	737 sq. ft
Rear Store	10.95 sq. m	118 sq. ft
GIA	79.44 sq. m	855 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

A copy of the EPC is available upon request.

#### UTILITIES

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

#### RENT

£18,750 per annum exclusive.

#### BUSINESS RATES

The unit is listed with Solihull MBC and has a Rateable Value of £14,750

Business rates payable are £6,736 per annum.

#### PLANNING

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

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### VAT

The unit has not been elected for VAT purposes.

#### 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.

#### SECURITY

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

#### VIEWING

Strictly by prior appointment through sole letting agents.

#### SUBJECT TO CONTRACT

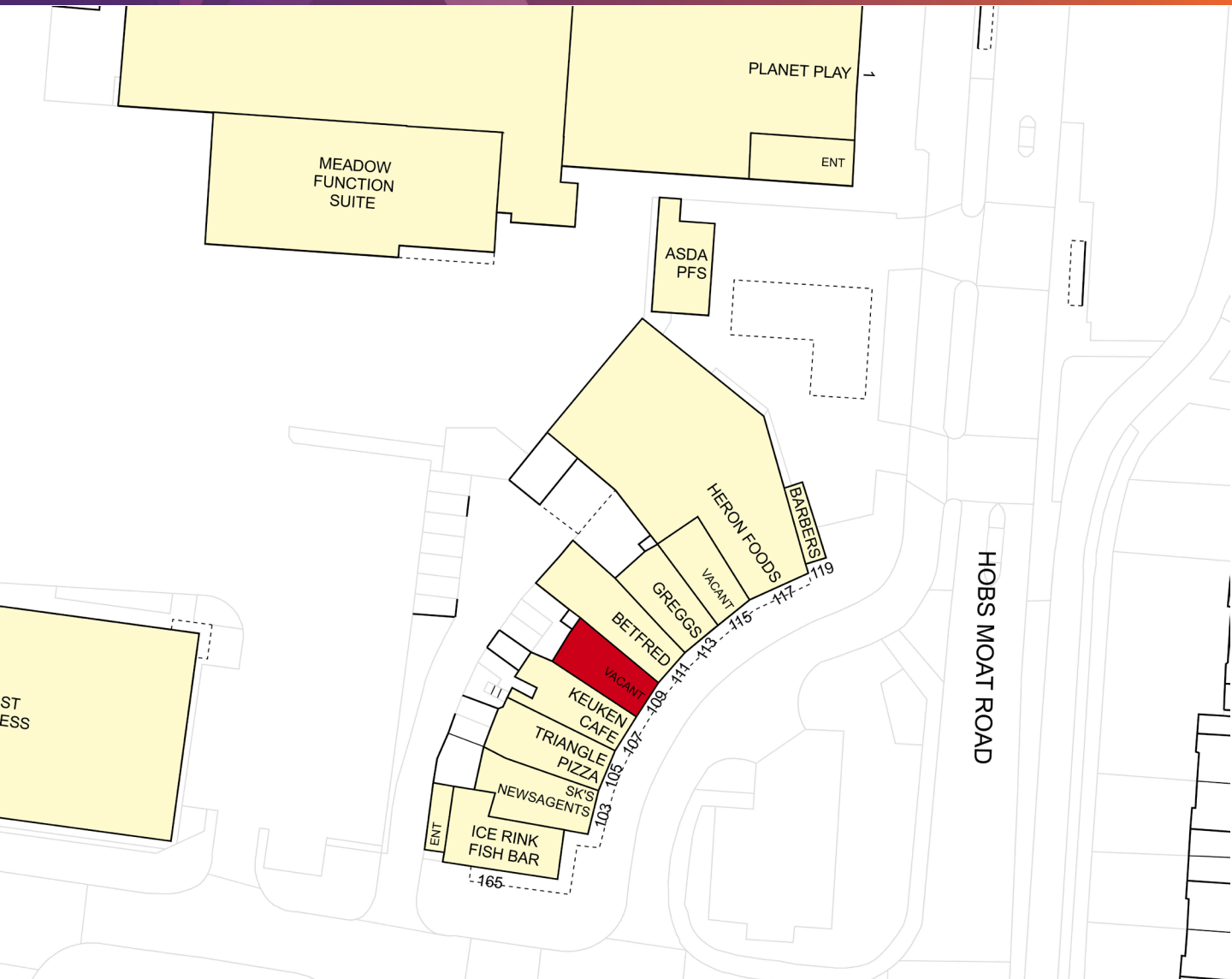


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