

TO LET

136 Stratford Road,
Shirley,
B90 3BB

Retail Unit Fronting the Busy
Stratford Road (A34).



LOCATION

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

DESCRIPTION

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

ACCOMODATION

The premises comprise of the following approximate floor area:

GROUND FLOOR

Internal width (Max)	4.48m	(14 ft 8in)
Shop Depth	8.71m	(28 ft 6 in)
GIA	34.11 sq m	(367 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.

PLANNING

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

RENT

£13,500 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

The prospective Tenant may be eligible for Small Business Rates Relief.

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.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT

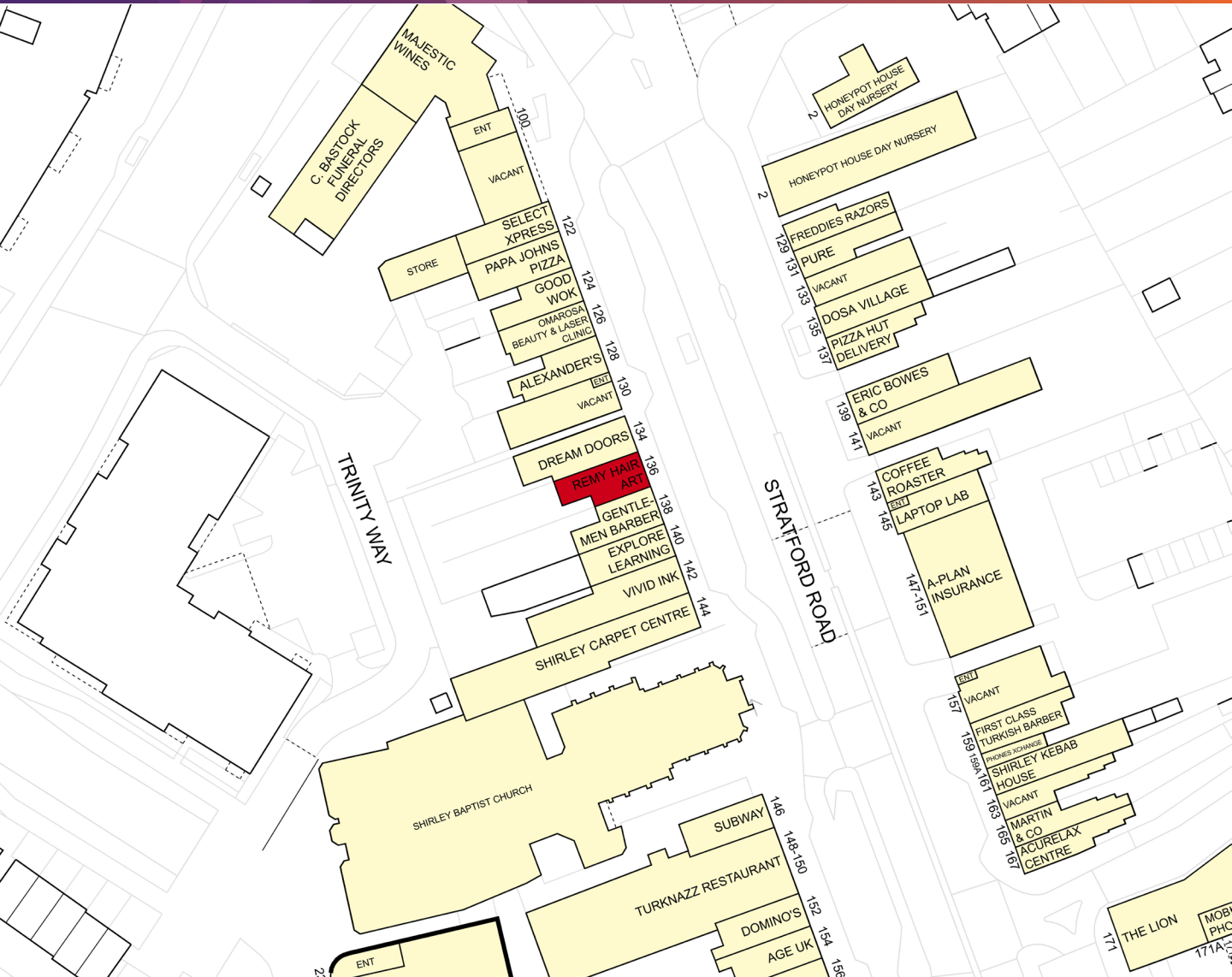

CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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