

SHOP TO LET

4 Shakespeare Drive,
Shirley,
B90 2AJ



LOCATION

Shirley is located in the borough of Solihull in the West Midlands. The conurbation has a population of 36,000 people.

DESCRIPTION

The property is a ground floor lock up retail unit, located fronting the A34 Stratford Road, in Shirley Town Centre. The unit benefits from customer car parking to the front and rear access.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Shop Depth:	16.23m	53'3"
Shop Frontage:	7.26m	23'10"
Ground Floor Sales:	64.47m ²	694 sq ft

TENURE

The property is available to let, on a new full repairing and insuring lease, term to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category E (120). A copy of the Energy Performance Certificate can be made available upon request.

VAT

This property is elected for VAT.

RENT

£22,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of £1,214 exclusive of VAT.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£15,250**

We suggest that all interested parties should verify the above.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

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

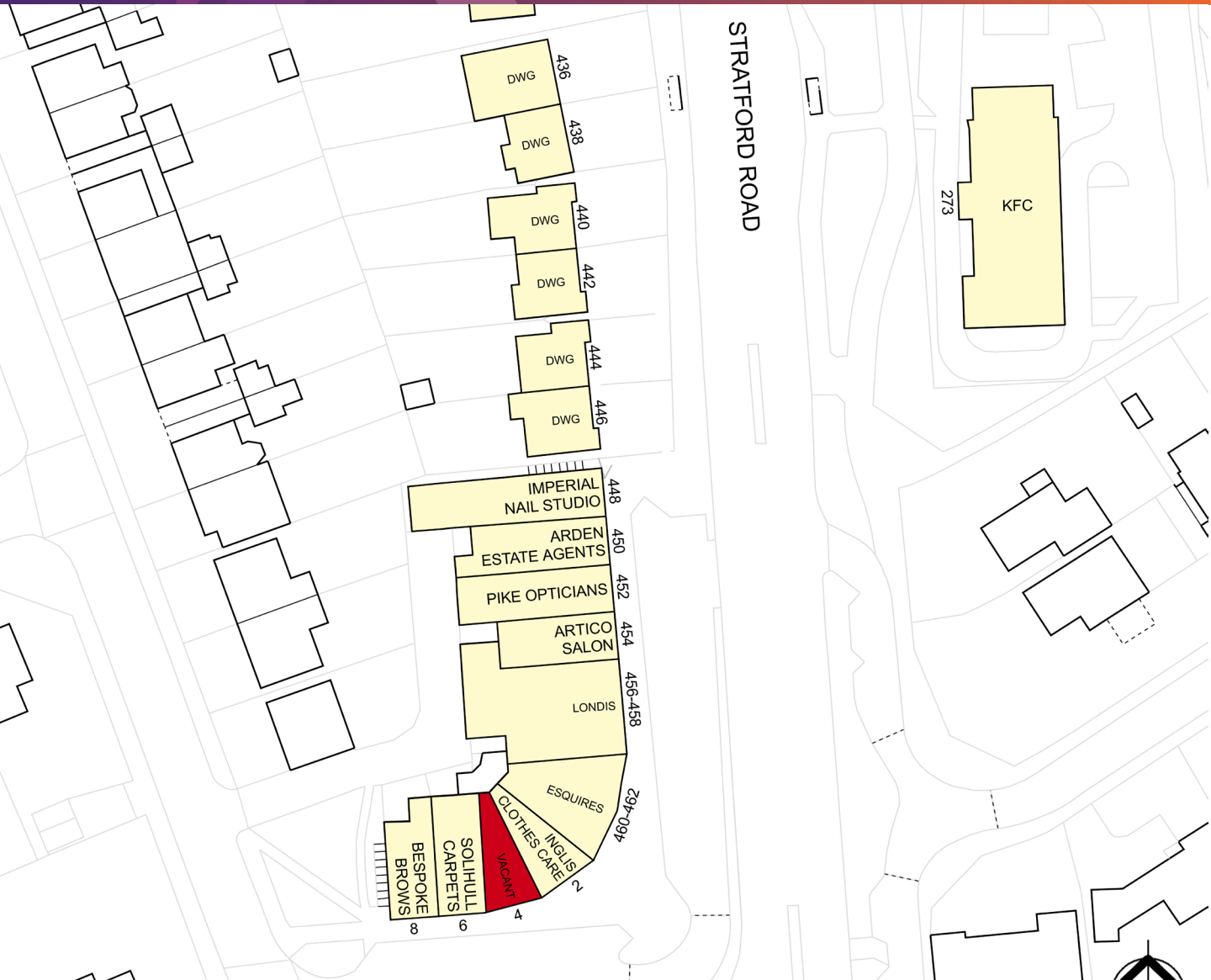
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


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