

RETAIL UNITS ST JOHN'S WAY SHOPPING CENTRE KNOWLE, SOLIHULL B93 0LE

- Units from 260 sq. ft to 1750 sq. ft
- Close to One Stop, Costa Coffee and Tesco Express
- Free car parking



LOCATION

Knowle is an affluent and attractive village within the Metropolitan Borough of Solihull situated approximately 2 miles South East of the town centre. Access to the national motorway network is via the A4141 main Birmingham to Warwick Road at Junction 5 of the M42 approximately 1 mile away. The unit is situated fronting the High Street with return frontage to St Johns Way.

DESCRIPTION

The units will be stripped back to shell condition with W.C. facilities. An electrical distribution board will be left in place for occupiers to connect to.

ACCOMODATION

Address	Rent	Sq. m	Sq. ft	Service Charge
1598 High Street	£27,000	67.82	730	£949
1600 High Street	£27,000	68.89	741.6	£964.08
1604 High Street	£25,000	65	699	£865.28
1606 High Street	£20,000	46.4	499	£648.70
1606A High Street	£17,500	46	496	£644.80
3-5 St Johns Way	£45,000	117.62	1,226	£1,593.80
16-18 St Johns Way	£38,500	112	1,202	£1,665.30
32 St Johns Way	£25,000	83.33	897	£1,166.10
9-11 St Johns Way	£30,500	89	955	£1,261
13 St Johns Way	£17,500	43	459	£715
19 St Johns Way	£17,500	44	471	£548.60
20 St Johns Way	£23,500	69	740	£877.50
21 St Johns Way	£21,000	51.39	553	£719
22 St Johns Way	£29,500	85	919	£936

TENURE

The units are available by way of FRI leases on terms to be agreed.

EPC

The EPCs are available on request.

VAT

The properties have been elected for VAT purposes.

BUSINESS RATES

The properties have the following rateable values:

Address	RV	Business Rates Payable
1598 High Street	£17,250	£8,452.50
1600 High Street	£17,750	£8,697.50
1604 High Street	£12,750	£6,362
1606 High Street	£12,000	£5,988
1606A High Street	£12,000	£5,988
3-5 St Johns Way	£18,500	£9,065
16-18 St Johns Way	£17,750	£8,697.50
32 St Johns Way	£11,500	£5,635
9-11 St Johns Way	£16,750	£8,207.50
13 St Johns Way	£7,800	£3,822
19 St Johns Way	£7,500	£3,675
20 St Johns Way	£9,600	£4,704
21 St Johns Way	£10,000	£5,000
22 St Johns Way	£9,200	£4,508

SERVICE CHARGE

The Service charge Budget for these units is c **£1.30 psf**.

LEGAL COSTS

Each party shall 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 Joint Retained Agents

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



CREATIVE RETAIL

PROPERTY CONSULTANTS



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

George Xydias:
 Tel: 07956 014510
 Email: george@creative-retail.co.uk

Scott Robertson
 Tel: 07831 856733
 Email: scott@creative-retail.co.uk