

TO LET

107 Hobs Moat Road,
Solihull, B92 8JN



- **GIA – 961 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	5.79 m	19ft
Shop Depth	12.23 m	40ft 1in
Retail shop	71.3 sq. m	767 sq. ft
Rear Store	18.01 sq. m	194 sq. ft
GIA	89.31 sq. m	961 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

£21,000 per annum exclusive.

BUSINESS RATES

The unit is listed with Solihull MBC and has a Rateable Value of **£14,500**.

Business rates payable are **£7,235** 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.

UTILITIES

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

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

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