

- 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**

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

# **TENURE**

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### **FPC**

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.

### LITH ITIES

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**

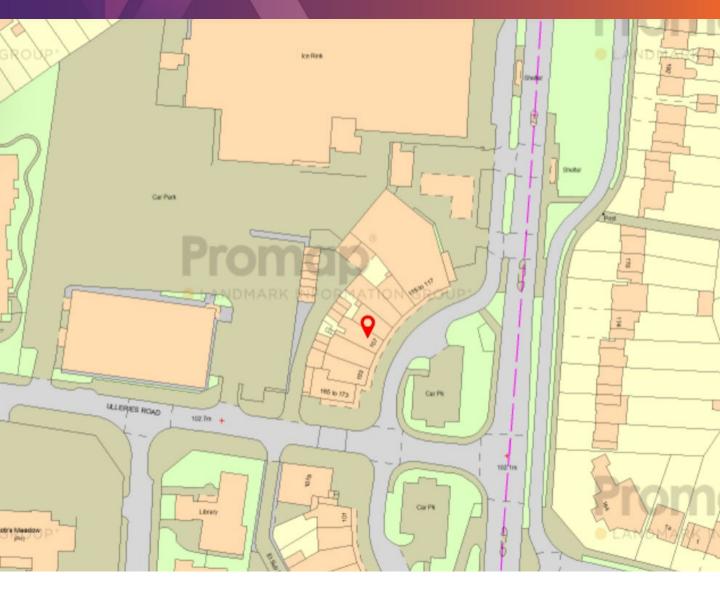
Strictly by prior appointment through sole letting agents.

# SUBJECT TO CONTRACT



# TO LET

107 Hobs Moat Road, Solihull , B92 8JN



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