

TO LET



GROUND FLOOR SHOP

60 & 62 STATION ROAD, SOLIHULL, B91 3RX



LOCATION

The premises are prominently located in the centre of Solihull within a well established parade where Revolution, Dominos, Turtle Bay, Indigo Sun, Bad Apple Hair, Big Johns and J D Wetherspoon are all represented. John Lewis Department Store is located nearby, as is Touchwood Court.

DESCRIPTION

The premises comprise a ground floor shop formerly occupied by Laithwaite's Wine.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
INTERNAL WIDTH (FRONT)	36'9"	11.2 m
TOTAL DEPTH	84'9"	25.8 m
GROSS INTERNAL AREA	2936 sq ft	273 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£85,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £69,500

Rates Payable 2019-2020: £35,028

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 87 (Band D). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a service charge, which is currently £6,128 + VAT pa, and building insurance, which is currently approximately £1128 + VAT for the year.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with:-
AMT Commercial on 01527 821 111 or
BWD on 0121 262 6545

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