

# TO LET



## GROUND FLOOR LOCK-UP SHOP 22 STATION ROAD, SOLIHULL, B91 3SB



### LOCATION

The premises are located within the popular Station Road parade in Solihull Town Centre. The property is directly opposite John Lewis, adjacent to Hidden Hearing and close to Turtle Bay, Indigo Sun, Richer Sounds, Bed Apple Hair, etc.

### DESCRIPTION

The premises comprise a ground floor lock-up shop.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

|                             |                   |                 |
|-----------------------------|-------------------|-----------------|
| INTERNAL WIDTH              | 19'3"             | 5.9 m           |
| SHOP DEPTH                  | 49'9"             | 15.2 m          |
| NET SALES AREA              | 960 sq ft         | 89 sq m         |
| REAR STAFF/STORAGE          | 350 sq ft         | 32 sq m         |
| <b>TOTAL NET FLOOR AREA</b> | <b>1310 sq ft</b> | <b>121 sq m</b> |

### 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

£39,500 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £34,250

Rates Payable 2019-2020: £16,817

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC will be available shortly.

### BUILDING INSURANCE

Building insurance for the current year is £512.80.

### SERVICE CHARGE

The incoming tenant will be responsible for the payment of a variable service charge, which is currently £840 pa.

### 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

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