

TO LET



COMPACT GROUND FLOOR UNIT 119 HOBS MOAT ROAD, SOLIHULL, B92 8JN



LOCATION

This compact retail unit is situated in an excellent trading location immediately adjacent to the new Heron Foods unit and close to Greggs, Mind, Betfred, etc. Hobs Moat Road is a well established parade with the benefit of free car parking.

DESCRIPTION

The premises comprise a ground floor lock-up shop formerly trading as Lyft Cars Taxi Office.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	7'1"	2.2m
SHOP DEPTH	34'5"	10.5 m
NET SALES AREA	200 sq ft	18.6 sq m
TOILET		

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

£8,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £3,900

Rates Payable 2019-2020: £1,915

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 122 (Band E). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a contribution of £500 pa towards service charge and building insurance.

LEGAL COSTS

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

VAT

We understand that VAT is not 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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