

TO LET



LARGE RETAIL UNIT

115 HOBS MOAT ROAD, SOLIHULL, B92 8JN



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

£25,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is **£21,750**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 82 (Band D). A copy of the certificate is available upon request.

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

LOCATION

The property is situated in an excellent trading location immediately adjacent to the new **Heron Foods** unit and **Greggs**, and close to **Betfred**, **Mind**, etc. Hobs Moat Road is a well established parade with the benefit of free car parking. The parade is close to Jaguar Landrover and the Ice Rink.

DESCRIPTION

The premises comprise a ground floor unit, having the benefit of rear servicing facilities and 3 phase electricity.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	16'10"	5.1 m
INTERNAL WIDTH (REAR)	25'10"	7.9 m
SHOP DEPTH	82'4"	25.1 m
GROSS GROUND FLOOR AREA	1785 sq ft	166 sq m

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