

TO LET



GROUND FLOOR LOCK-UP SHOP 50 STATION ROAD, SOLIHULL, B91 3RX



LOCATION

The premises are located within the popular Station Road parade in Solihull Town Centre. The property is adjacent to Indigo Sun and the Indian Brewery. Nearby occupiers include Turtle Bay, Richer Sounds, Bad Apple Hair, Revolution, John Lewis, Amplifon, Dominos etc.

DESCRIPTION

The premises comprise a ground floor lock-up shop.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	17'4"	5.3 m
SHOP DEPTH	49'9"	15.2 m
NET SALES AREA	860 sq ft	80 sq m
REAR STAFF/STORAGE	315 sq ft	29 sq m
TOTAL NET FLOOR AREA	1175 sq ft	109 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

£37,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £30,250

Rates Payable 2019-2020: £14,853

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 103 (Band E). A copy of the certificate is available upon request.

BUILDING INSURANCE

Building insurance for the current year is £490.87 + VAT

SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a variable service charge, which is currently £1940 + VAT 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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