

TO LET



GROUND FLOOR LOCK-UP SHOP 81 HOBS MOAT ROAD, SOLIHULL, B92 8JL



LEASE

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

RENTAL

£15,000 per annum (exclusive of Rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £11,250

Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. 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.

LOCATION

The premises are situated within a well-established parade of shops, close to Jaguar Land Rover, Greggs, Heron Foods and Papa Johns. Occupiers located nearby include Tesco Express, William Hill, Co-Op Funeral, Dominos, Simply Drinks, etc.

DESCRIPTION

The premises comprise a ground floor lock-up shop, which has the benefit of a large rear yard and excellent rear loading facilities. There is potential to extend the premises at the rear if required.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

AVERAGE INTERNAL WIDTH	19'0"	5.8 m
SHOP DEPTH	35'9"	10.9 m
NET GROUND FLOOR AREA	650 sq ft	60 sq m
TOILET		

BUILDING INSURANCE

The current building insurance is £402.56 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 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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

360 degree External Video - <https://youtu.be/IMfC1nJeuPw>

Ground Floor Video - <https://youtu.be/QG65Dl93z7k>

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