

TO LET



GROUND FLOOR LOCK-UP PREMISES 40 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 **Turtle Bay and Bad Apple Hair** being close to **Indigo Sun, Domino's, Amplifon** etc.

DESCRIPTION

The premises comprise a ground floor lock-up shop which was formerly Hunters Estate Agency.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

AVERAGE INTERNAL WIDTH	17' 8"	5.4 m
SHOP DEPTH	49' 9"	15.2 m
NET GROUND FLOOR	880 sq ft	82 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

£30,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £28,250. 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

An EPC certificate will be available shortly.

BUILDING INSURANCE

Building insurance for the year 1st April 2020 to 31st March 2021 is £949.86.

SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge, which is currently £703.05 per annum up to and including 31.3.2021

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.

VIRTUAL TOUR OF THE PROPERTY

External Video – <https://youtu.be/YqzDQScZ1nM>

Internal Video - <https://youtu.be/XX9j6INDH8k>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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