

TO LET



FIRST AND SECOND FLOOR PREMISES 54A POPLAR ROAD, SOLIHULL, B91 3AB



LOCATION

These attractive premises are situated within Solihull Town Centre. Immediately above former **Kents Hairdressers** and close to the **Coventry Building Society, A Plan Insurance, TSB, HSBC** and the entrance to the **Touchwood Centre**.

ACCOMMODATION

The first and second premises are accessed directly from Poplar Road via their own self contained entrance door. The accommodation was previously used as offices but are suitable for a variety of uses including beautician, clinic, dental practice, tattoo studio etc subject to the receipt of the necessary planning consents. There is parking provided at the rear.

Approximate internal dimensions and areas are detailed below:

FIRST FLOOR

NET FIRST FLOOR AREA 720 sq ft 67 sq m

SECOND FLOOR

NET SECOND FLOOR AREA 285 sq ft 26 sq m

TOTAL FLOOR AREA 1005 sq ft 93 sq m

There are separate Male + Female toilets at First Floor and a further single toilet on the Second Floor

LEASE

The property is offered on the basis of a new lease for a term of years to be agreed upon in multiples of five years.

RENTAL

£15,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £11,500. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 117 (Band E). A copy of the certificate is available upon request.

BUILDING INSURANCE

The tenant will be liable to pay 50% of the cost of the building insurance for the premises at 54 (Ground Floor) and 54a (First and Second Floors)

REPAIRS

The tenants will be responsible for all internal repairs and decorations to include the windows, doors and rear fire escape. The Landlord will be responsible for the main walls, structure and roof.

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.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video – <https://youtu.be/hozVli6nYD8>

Internal Video - <https://youtu.be/fKjzVPs6yl>

VIEWINGS

By prior appointment with **AMT Commercial** on 01527 821 111

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