

TO LET



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



LOCATION

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

ACCOMMODATION

The ground floor lock up shop was previously occupied by Kents Hairdressers. The first and second floor 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 at the rear.

LEASE

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

RENTAL

Ground Floor - £27,500 pa (exclusive of rates).
First and Second Floor - £15,000 pa (exclusive of rates).
Ground, First and Second Floor - £40,000 pa (exclusive of rates).

BUILDING INSURANCE

Ground Floor - 50% of the cost of the whole building
First and Second Floor - 50% of the cost of the whole building

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and small description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

ACCOMMODATION

The approximate areas are as follows:

GROUND FLOOR

NET GROUND FLOOR AREA 1010 sq ft 94 sq m

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

2015 sq ft 187 sq m

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value ground floor - £28,000.

Rateable Value first and second floors - £11,500.

Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value below £51,000 are currently abolished. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The first and second floor has a rating of 117 (Band E). A copy of the certificate is available upon request. A copy of the ground floor certificate to be obtained.

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 ground floor - <https://youtu.be/7cBTT9nJB3o>

Internal Video first and second floor - <https://youtu.be/fKjIzVPs6yI>

VIEWINGS

By prior appointment with AMT Commercial on
01527 821 111