

TO LET



FORMER REVOLUTION BAR

64-66 STATION ROAD, SOLIHULL, B91 3RX



LOCATION

The premises are prominently located in the centre of Solihull within a well-established parade where **Dominos, Turtle Bay, Indigo Sun, Bad Apple Hair** and **J D Wetherspoon** are all represented. **John Lewis Department Store** is located nearby, as is **Touchwood Court**.

DESCRIPTION

These large premises were formerly occupied by Revolution Bar and are arranged over ground and first floor. There is a retractable roof at First Floor Level.

ACCOMMODATION

Approximate internal areas are detailed below:

GROUND FLOOR	5,145 sq ft	478 sq m
FIRST FLOOR	6,255 sq ft	581 sq m
TOTAL	11,400 sq ft	1060 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

£130,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £121,000.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 99 (Band D). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a service charge, which is currently £9,000 pa, and building insurance, which is currently approximately £6,050 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 payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

Ground Floor Video – <https://youtu.be/g53qFG-mPT8>

First Floor Video - <https://youtu.be/oXGBsAl6ens>

VIEWINGS

Strictly by prior appointment with:-
AMT Commercial on 01527 821 111

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