

TO LET



GROUND FLOOR RETAIL PREMISES 1 STATION ROAD, SOLIHULL, B91 3TG



LOCATION

The premises are well located in Solihull Town Centre immediately adjacent to **Nat West & Subway**. The property is close to the entrance to **Touchwood, Starbucks, Richer Sounds, Nationwide Building Society, Tesco Express**.

DESCRIPTION

The premises comprise a ground floor lock up property.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	16'2"	4.9 m
SHOP DEPTH	34'9"	10.6 m
NET SALES AREA	520 sq ft	48 sq m
REAR STAFF/STORAGE	115 sq ft	10 sq m
TOTAL NET FLOOR AREA	635sq ft	58 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: **£24,250**
Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 112 (Band E). A copy of the certificate is available upon request.

BUILDING INSURANCE

The building insurance from 25th March 2021 to 24th March 2022 is **£824.86** per annum.

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/SUcZllgrAdQ>

Internal Video - <https://youtu.be/c6mZuDxr8N8>

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on **01527 821 111**

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