

TO LET



PRIME RETAIL PREMISES 42 STATION ROAD, SOLIHULL, B91 3RX



LOCATION

The premises are well located in the centre of Solihull Town Centre within an established parade that includes **Turtle Bay, Dominos, Indigo Sun, the Butterfly Room, the Funky Bear, Indian Brewery and Amplifon.**

The parade is opposite the entrance to the **John Lewis Department Store.**

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	17'2"	5.2 m
TOTAL SHOP DEPTH	50'0"	15.2 m
NET SALES AREA	860 sq ft	80 sq m
STORAGE	35 sq ft	3.2 sq m
MALE & FEMALE TOILETS		
REAR YARD	640 sq ft	59 sq m

There is potential to extend the shop into the rear yard area.

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

£35,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: £29,500. Please contact the Local Authority for further information.

BUILDING INSURANCE & SERVICE CHARGE

Building insurance is **£822.59** including VAT for the period 01.04.2021. to 31.03.2022.
On Account Service Charge **£2,304** including VAT for the period 01.04.2021 to 31.03.2022:

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 72 (Band C). A copy of the certificate is available upon request.

LEGAL COSTS

Each party are 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

Please click on the following links:

External Video - <https://youtu.be/IEAKg6IZcrk>

Internal Video - <https://youtu.be/1JSEfn7G8PU>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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