

TO LET



GROUND FLOOR RETAIL PREMISES UNIT 3 SADDLERS COURT, 650-654 WARWICK ROAD, SOLIHULL, B91 3DX



LOCATION

The premises are prominently located within Solihull Town Centre fronting the main Warwick Road being close to the junction with Poplar Road.

The property is adjacent to the **Futon Company** and close to **Tap & Tandoor, Lloyds Bank, Zizzi and O'Neills.**

ACCOMMODATION

The premises comprise a ground floor lock up property having the benefit of rear access.

The unit has recently been refurbished throughout to a very high standard.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	29' 10"	9.1 m
TOTAL GROSS FLOOR AREA	920 sq ft	85 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

£28,500 pa (exclusive of rates).

RATING ASSESSMENT

To be reassessed for rating purposes.

Please contact the Local Authority for further information.

BUILDING INSURANCE & SERVICE CHARGE

The tenant will be responsible for the payment of building insurance which is currently **£444.50 p.a.** There is no fixed service charge and this will be charged on an ad hoc basis.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 42 (Band B). 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 OF THE PROPERTY

Please click on the following links:

Internal Video – <https://youtu.be/cuerughkSgc>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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