

TO LET



PRIME HIGH STREET PREMISES 19 HIGH STREET, SOLIHULL, B91 3SJ



LOCATION

The premises are located in a prime trading location within Solihull Town Centre within the pedestrianised section of the High Street. The property is immediately adjacent to **Burger King** and close to the entrance to **Touchwood, John Lewis, Tesco Express, McDonalds, Starbucks, Greggs, The Works** etc.

DESCRIPTION

The premises comprise a ground floor unit previously occupied by Caffè Nero having the benefit of rear access and two car parking spaces. At First Floor level there is self-contained office accommodation which is accessed from the High Street.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH FRONT	21'3"	6.47 m
TOTAL DEPTH	92'0"	20.04 m
GROSS FLOOR AREA	2050 sq ft	190 sq m

FIRST FLOOR

GROSS FLOOR AREA	2120 sq ft	197 sq m
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LEASE

The property is available by way of an effectively fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£90,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£53,000**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

The property has a rating of 76 (Band D). A copy of the certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT may be 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/x8nQ5ETLm1o>

First Floor Video – <https://youtu.be/RacnRoymRAE>

VIEWING

By arrangement with AMT Commercial on 01527 821 111
Or Creative Retail on 0121 400 0407

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