

# TO LET



## 40 STATION ROAD, SOLIHULL, B91 3RX



### LOCATION

The premises are well located in the centre of Solihull Town Centre within the popular Station Road Parade. The property is adjacent to **Turtle Bay** and **KFC**, being close to **Dominos**, **Sabai Sabai**, **Indigo Sun**, **Amplifon** etc. The parade is opposite the entrance to the **John Lewis Department Store** and close to the entrance to **Touchwood Shopping Centre**

### ACCOMMODATION

The premises comprises a ground floor unit currently having the benefit of rear loading. There is potential to slightly extend the property at the rear. Approximate internal dimensions and areas are detailed below:

### GROUND FLOOR

INTERNAL WIDTH	17'8"	5.4 m
SHOP DEPTH (MAX)	49'9"	15.2 m
GROSS GROUND FLOOR AREA	913 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

**£39,750 pa (exclusive of rates).**

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
Rateable Value: **£25,500**  
Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATES

The property has a rating of 85 (Band D). A copy of the certificate is available upon request.

### INSURANCE & SERVICE CHARGE

Building insurance for the current year is **£801.46**  
Service Charge for the current year is **£907.20**

### 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 links:

External Video – <https://youtu.be/bb9YLLnxjGk>

Internal Video - <https://youtu.be/brnqgP3eaTw>

### VIEWING

By arrangement with AMT Commercial on 01527 821 111

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