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TO LET

48 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 **Domino's** and **Red Hot Mamma Pizzeria**, being close to **Turtle Bay, Sabai Sabai, KFC** 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 having the benefit of rear loading.
Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	17'0"	5.2 m
TOTALSHOP DEPTH	85'0"	15.2 m
GROSS GROUND FLOOR AREA	**1445 sq ft**	**134 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

£45,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£32,250**
Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

The property has a rating of 54 (Band C). A copy of the certificate is available upon request.

INSURANCE & SERVICE CHARGE

Building insurance for the current year is **£681.62 + VAT**
Service Charge for the current year is **£6412 + VAT**

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/NETMRHWgohw

Internal Video - https://youtu.be/jTgcehxQaKo

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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