

RETAIL SOLIHULL

TO LET

8a Mill Lane, Mell Square, Solihull B91 3AX



SHOP TO LET

LOCATION

Solihull is one of the UK's most affluent towns, and is located approximately 10 miles South East of Birmingham. Mell Square is a 500,000 sq ft open shopping centre, being anchored by **Boots, WH Smiths, Dunelm, TK Maxx and Sainsbury's.**

SITUATION

The property is situated in a prime and extremely busy trading location, situated between the main entrance for Touchwood Court, and the Prime stretch into Mell Square Shopping Precinct. The property sits in close proximity to the Body Shop with other nearby occupiers including **Crew Clothing, Hotter Shoes, New Look, and The White Company.**

LEASE

The property is available by way of a new full repairing and insuring lease, subject to vacant possession.

RENT

Offers are invited in the Region of £67,500 per annum, exclusive of VAT, Rates and Service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Internal Width	20 ft 1 in	6.4 m
Shop Depth	53 ft 2 in	16.2 m
Ground Floor	1089 sq ft	101 sq m
Basement Storage	726 sq ft	67 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 51,000
Rates Payable (23/24)	£ 26,112
Service Charge (23/24)	£ 1,000 pa

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING

For further information or to arrange a viewing, please contact:

BWD

Nick De Pons

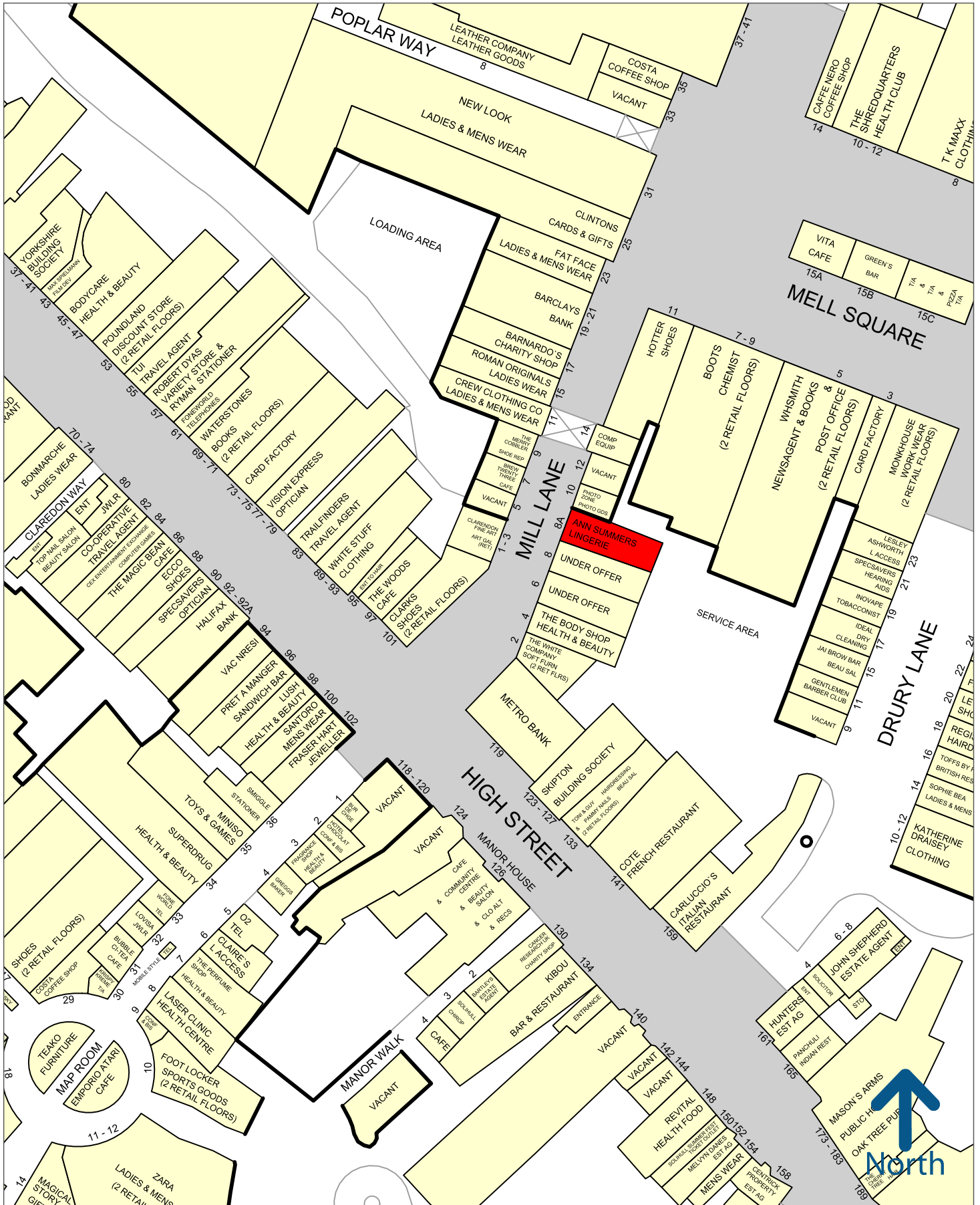
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50 metres

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