

RETAIL SOLIHULL

33 Mill Lane, Mell Square, Solihull

Prominent corner location



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 and Sainsbury's**.

SITUATION

The property comprises a prominent and visible corner location having the benefit of a return frontage. The unit adjoins **Costa Coffee** and is located at the entrance to Poplar Way. Other nearby occupiers include **New Look, Caffè Nero, Boots, WH Smith etc.**

LEASE

The Property is available by way of a new full repairing and insuring lease.

RENT

Offers are invited in the region of **£35,000 per annum** per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

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

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

ACCOMMODATION

Internal Width	19 ft 6 in	5.97 m
Shop Depth	43 ft 9 in	13.4 m
Ground Floor	855 sq ft	79.5 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 33,250
Rates Payable (26/27)	£ 18,453.75
Service Charge (26/27)	£ %\$99'dU
Insurance (26/27)	£ 266

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:

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