

TO LET

8 Farmhouse Way,
Shelley Farm,
Shirley, Solihull,
B90 4EH

Refurbished Retail Unit

- Recently refurbished
- Large affluent residential catchment
- Busy Local Shopping Centre
- Total Area 1,124 sq ft.
- Large free car park



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Location

The premises are prominently located within the established Shelley Farm Shopping Centre on Farmhouse Way in Shirley.

Situated and accessed via Monkspath Hall Rd, the premises provide easy access to Stratford Rd, leading onto Junction 4 of the M42, offering convenient links to Birmingham City Centre, Solihull and the wider motorway network.

Description

The premises comprise of a well proportioned retail unit that will be offered in a refurbished specification. The unit benefits from first floor offices, a rear service yard and appropriate staff facilities. Shelley Farm also benefits from a large free car park.

Accommodation

Address	Sq M	Sq Ft
Total Area	104.42	1,124
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Rent

£27,000 Per Annum Exclusive

Tenure

The premises are available to let by way of a new fully repairing and insuring lease, terms to be agreed.

EPC

8 Farmhouse Way - C (60)

VAT

We understand that the unit has been elected for VAT purposes and so VAT will be applied to the rent.

Business Rates

The premises have yet to be individually assessed however we are advised that they will have a Rateable Value of **£17,000** and business rates payable of **£8,483 p.a.**

Legal Costs

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

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. Anti-Money Laundering checks will be carried out on successful applicants.

Service Charge

The occupier will participate in a service charge scheme that will require annual contributions of **£3,763** plus VAT, for costs incurred in the repair and maintenance of common areas, estate road, car park, landscaped areas and building insurance.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

Viewings

Strictly by appointment with the Sole Retained Agents.

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For more information, please contact:

George Xydias

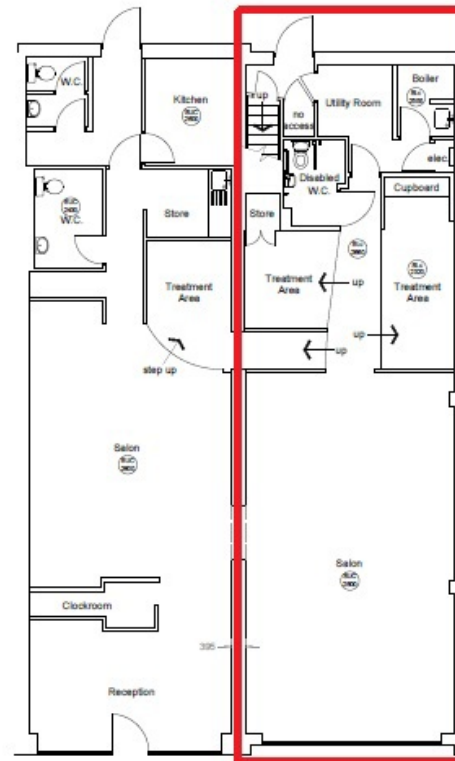
george@creative-retail.co.uk



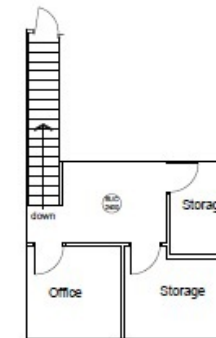
Front Elevation



Rear Elevation



Ground Floor Plan - 2234 sq ft



First Floor Plan - 325 sq ft

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