

TO LET – PROMINENT RETAIL UNIT

413–415 Stratford Road,
Shirley, Solihull,
West Midlands,
B90 4AA

- Generous free car parking
- Located next to Greggs
- Significant passing traffic
- Close to M42 J4
- 1.5 miles from Solihull town centre



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Location

Shirley is located in the borough of Solihull in the West Midlands. The conurbation has a population of 36,000 people.

Description

The property is a double fronted ground floor lock up retail unit, located fronting the A34 Stratford Road and benefits from customer car parking to the front and rear access.

The property is situated close to M&S, KFC and Sainsburys, and the adjoining property has been let to Greggs.

Accommodation

Address	Sq M	Sq Ft
413 Stratford Road Retail Area	46.08	496
413 Stratford Road Stores	9.57	103
WC	0	
415 Stratford Road Retail Area	33.72	363
415 Stratford Road Stores	9.48	102
Total	98.85	1,064

Rent

£29,500 Per Annum Exclusive

Tenure

The property is available to let, on a new full repairing and insuring lease, term to be agreed.

VAT

This property has not been elected for VAT.

Business Rates

The property has yet to be assessed by the Valuation Office Agency however, we are advised that the Rateable Value will be **c£20,000** and with Business Rates payable of **£9,980pa**.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Viewings

Strictly by appointment with the Sole Retained Agents.

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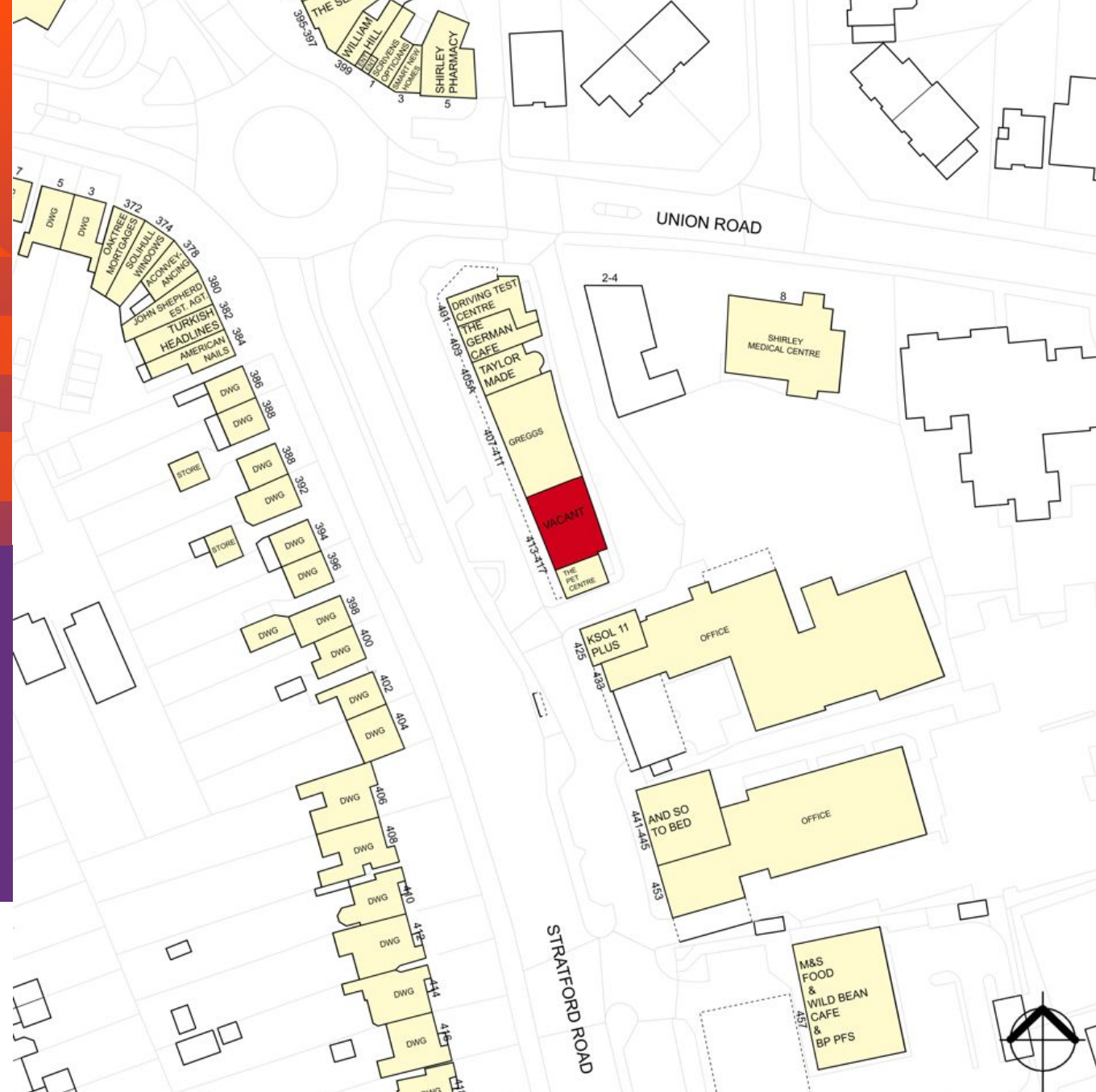
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Creative Retail