

TO LET

8 & 10 Farmhouse Way,
Shelley Farm, Shirley,
Solihull, B90 4EH

Refurbished Retail Unit With the Option to Create
Two Smaller Units

- Recently refurbished
- Large affluent residential catchment
- Busy Local Shopping Centre
- GIA 2,559 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 large retail unit that will be offered in a refurbished specification. The unit benefits from a rear service yard, first floor offices, appropriate staff facilities and a large free car park.

Accommodation

Address	Sq M	Sq Ft
Ground Floor GIA	237.73	2,559
Total	237.73	2,559

Rent

£45,000 Per Annum Exclusive

Tenure

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

VAT

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

Business Rates

Please premises are listed with Solihull MBC, have a Rateable Value of **£32,000** and business rates payable of **£15,968 p.a.**

Legal Costs

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

EPC

8 Farmhouse Way - C (60).
10 Farmhouse Way - B (34).

Service Charge

The occupier will participate in a service charge scheme that will require annual contributions of £6,679 plus VAT, for costs incurred in the repair and maintenance of common areas, estate road, car park, landscaped areas and building insurance.

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.

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

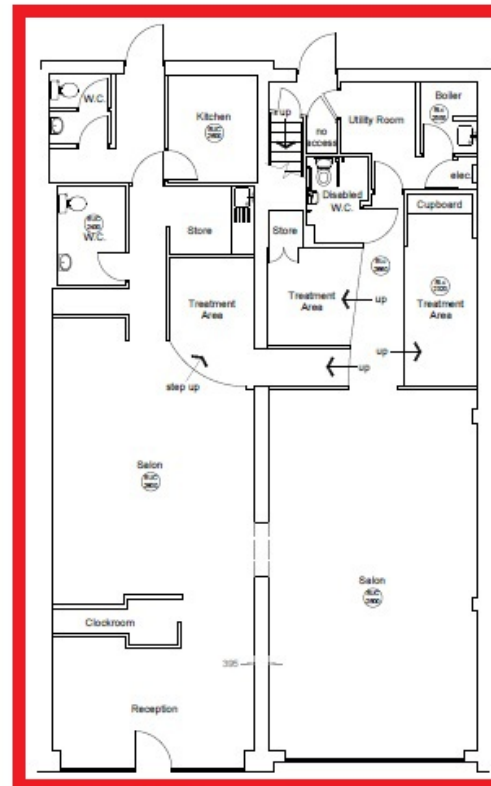
george@creative-retail.co.uk



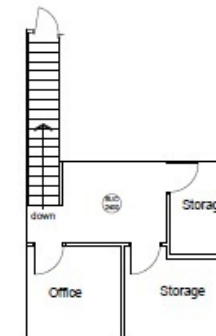
Front Elevation



Rear Elevation



Ground Floor Plan - 2234 sq ft



First Floor Plan - 325 sq ft

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Creative Retail