

TO LET

165 Stratford Road, Shirley, Solihull,
West Midlands, B90 3AX

Retail Unit Within Shirley Shopping Centre



Location

The unit forms part of a busy retail parade that fronts onto the busy Stratford Road in Shirley, Solihull, lies close to **Asda**, **Costa Coffee & Dominos**, and benefits from a large residential catchment area.

Description

The premises comprise of a well-proportioned retail unit with ancillary accommodation to the rear and first floor, along with appropriate staff facilities.

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 VAT is not payable on the rent.

Accommodation

The premises comprise of the following dimensions.

Address	Sq M	Sq Ft
Retail Shop	36.23	390
Ground Floor office	9.38	101
Kitchen	5.67	61
First Floor office 1	17.84	192
First Floor office 2	13.47	145
First Floor office 3	5.57	60
Total	88.16	949

Rent

£25,000 Per Annum Exclusive

EPC

The premises have an EPC rating of C (58). The Energy Performance Certificate is available upon request.

Business Rates

RV £11,000 (2023)

The premises are listed with Solihull MBC and have a Rateable Value of **£11,000**. Business Rates Payable are **£5,498pa**. The prospective Tenant may be eligible for Small Business Rates Relief.

Legal Costs

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

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.

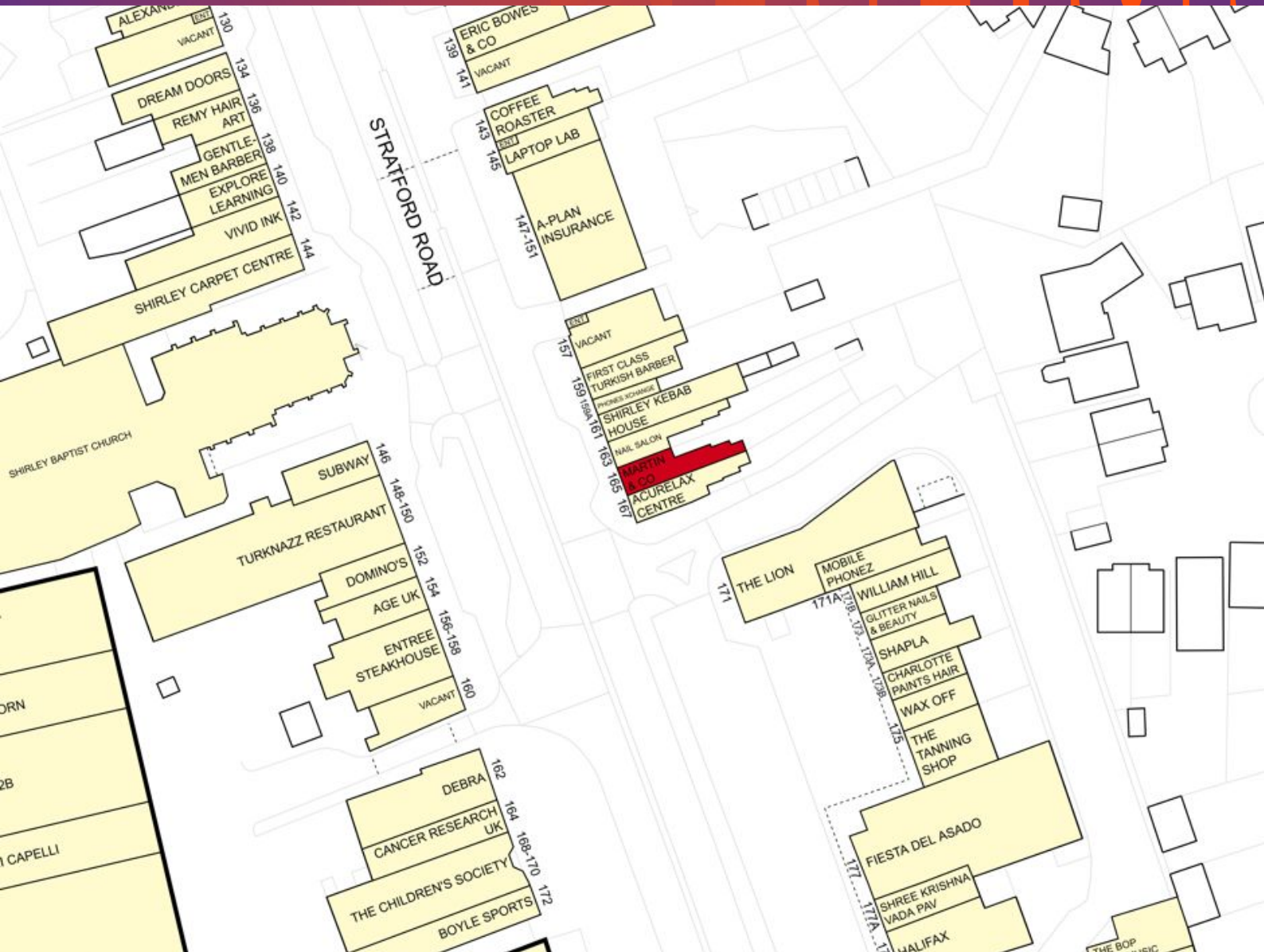
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