

RETAIL Solihull

First Floor Retail Opportunity,
access via staircase and lift

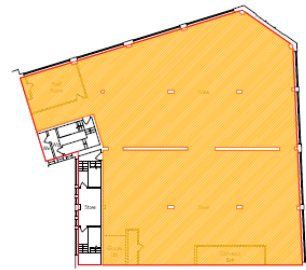
First Floor, 59-65 Mill Lane, Mell Square, B913AT



EPC

A copy of the Energy performance certificate is available on request.

First Floor



ACCOMMODATION

Ground Floor	Lobby Entrance with lift and stairs	
First Floor	6,000 sq ft	558 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£47,750
Rates Payable (26/27)	£23,827
Service Charge (26/27)	£5,536
Insurance (26/27)	£1,404

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 has excellent visibility fronting on to both Warwick Road and Mill Lane. The property is located within Mell Square shopping centre, situated above **Loaf** other nearby retailers include **Boots, Farro and ball** and **Trespass**.

LEASE

The property is available by way of a new 10 year full repairing and insuring lease with yearly rent reviews.

RENT

Offers are invited at 45,000 pax.x

LEGAL COSTS

Each party to be responsible for their own legal costs.

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

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:

BWD

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