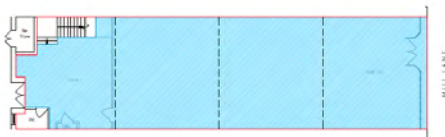


RETAIL SOLIHULL

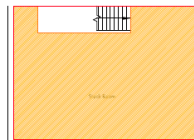
53 Mill Lane, Mell Square Shopping Centre



Ground Floor



Mezzanine



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 is situated in a prominent location towards centre of Mell Square and is in close proximity to **Loaf Furniture, Cafe Nero** and **Tom Howley Kitchens**.

LEASE

The property is available by way of a new 10 year full lease with a year 5 rent review.

RENT

£54,000 pax.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Ground Floor	1,590 sq ft	1148 m
Mezz Store	576 sq ft	54 sq m
Internal Width	21 ft	6.4 m
Shop Depth	77 ft 5	23.5 m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£36,000
Rates Payable (24/25)	£18,144
Service Charge (24/25)	£2,270
Insurance Charge (24/25)	£1,121.09

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

VIEWING

For further information or to arrange a viewing, please contact:

BWD

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