

RETAIL SOLIHULL

5 Mell Square, Mell Square Shopping Centre

Might sub-divide:
Unit 1 - 1/2 of ground floor & first floor.
Unit 2 - ground floor only.



Second Floor



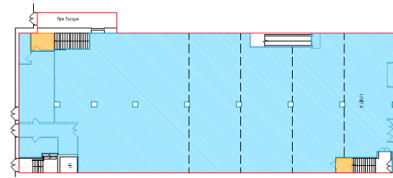
[Youtube Walk through](#)

EPC

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

Ground Floor

First Floor



ACCOMMODATION

Internal Width	46 ft 6 in	14,2 m
Shop Depth	141 ft	43 m
Ground Floor	7,350 sq ft	683 sq m
First Floor	6,962 sq ft	647 sq m
Second Floor	3,580 sq ft	332 sq m

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**, **Dunelm** and **Sainsbury's**.

SITUATION

The property is situated in a prominent location adjacent to Boots and at the centre of Mell Square. the unit is in close proximity to **Card Factory**, **Boots** and **New Look**.

LEASE

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

RENT

Offers in excess of £250,000 pax are sought.

LEGAL COSTS

Each party to be responsible for their own legal costs.

BUSINESS RATES & SERVICE CHARGE

Rates Payable (26/27)	£ 112,000
Service Charge (26/27)	£ 13,700
Insurance Charge (26/27)	£ 8,150

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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