

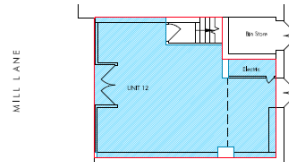
# RETAIL SOLIHULL

# TO LET

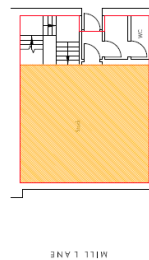
12 Mill Lane, Mell Square, Solihull B91 3AX



## Ground Floor



## First Floor Sales



## EPC

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

## ACCOMMODATION

Ground Floor	481 sq ft	45 sq m
First Floor Sales	406 sq ft	38 sq m

## BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 32,000
Rates Payable (26/27)	£ 17,760
Service Charge (26/27)	£ 618.49
Insurance (26/27)	£ 510.4

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

## 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 prime and extremely busy trading location, situated between the main entrance for Touchwood Court, and the Prime stretch into Mell Square Shopping Precinct. Nearby occupiers include **Crew Clothing, Hotter Shoes, New Look, and The White Company**.

### LEASE

The Property is available by way of a new FRI Lease. For a term of years to be agreed.

### RENT

£40,000 pax.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### 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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