

TO LET



LARGE GROUND FLOOR UNIT 60 & 62 STATION ROAD, SOLIHULL, B91 3RX



LOCATION

The premises are prominently located in the centre of Solihull Town Centre within a well-established parade that includes **Turtle Bay, Dominos, Indigo Sun, Jade Wok, Sommar Bar, Funky Bear** etc.

The property is immediately adjacent to the **Butterfly Room and Amplifon**.

The parade is opposite the entrance to the **John Lewis Department Store**.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	37'2"	11.3 m
TOTAL DEPTH	57'1"	17.4 m
GROSS GROUND FLOOR AREA	2207 sq ft	205 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£70,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £58,000

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 87 (Band D). A copy of the certificate is available upon request

SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a service charge, which is currently **£7,591 +VAT** pa, and building insurance, which is currently approximately **£1,207 + VAT** for the year.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR

Please click on the following links:

Ground Floor Video - <https://youtu.be/Go-et7Ut-Ko>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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