

TO LET

58 Poplar Road, Solihull, B91 3AB



LOCATION

The affluent Midlands town of Solihull is located approximately 8 miles south east of Birmingham and 12 miles west of Coventry and boasts an estimated population of approximately 240,000 people.

The town has one of the strongest demographics in the UK, and population growth is expected to top 12.5% over the course of the next 20 years.

DESCRIPTION

58 Poplar Road is located in the heart of Solihull town centre, in amongst the town's bus stops at its interchange between Poplar Road and Station Road.

Parking facilities are conveniently located close by within the Touchwood Shopping Centre and Mell Square and nearby occupiers include **Coventry Building Society** and **Tesco** and **Burger King**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	96.34 sq. m	1,037 sq. ft
First Floor Office:	48.59 sq. m	523 sq. ft
First Floor Ancillary:	12.91 sq. m	139 sq. ft
Second Floor:	28.33 sq. m	305 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

Price On Application.

PLANNING

The property is categorized as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

RATEABLE VALUE

Rateable Value - **£38,000**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

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.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

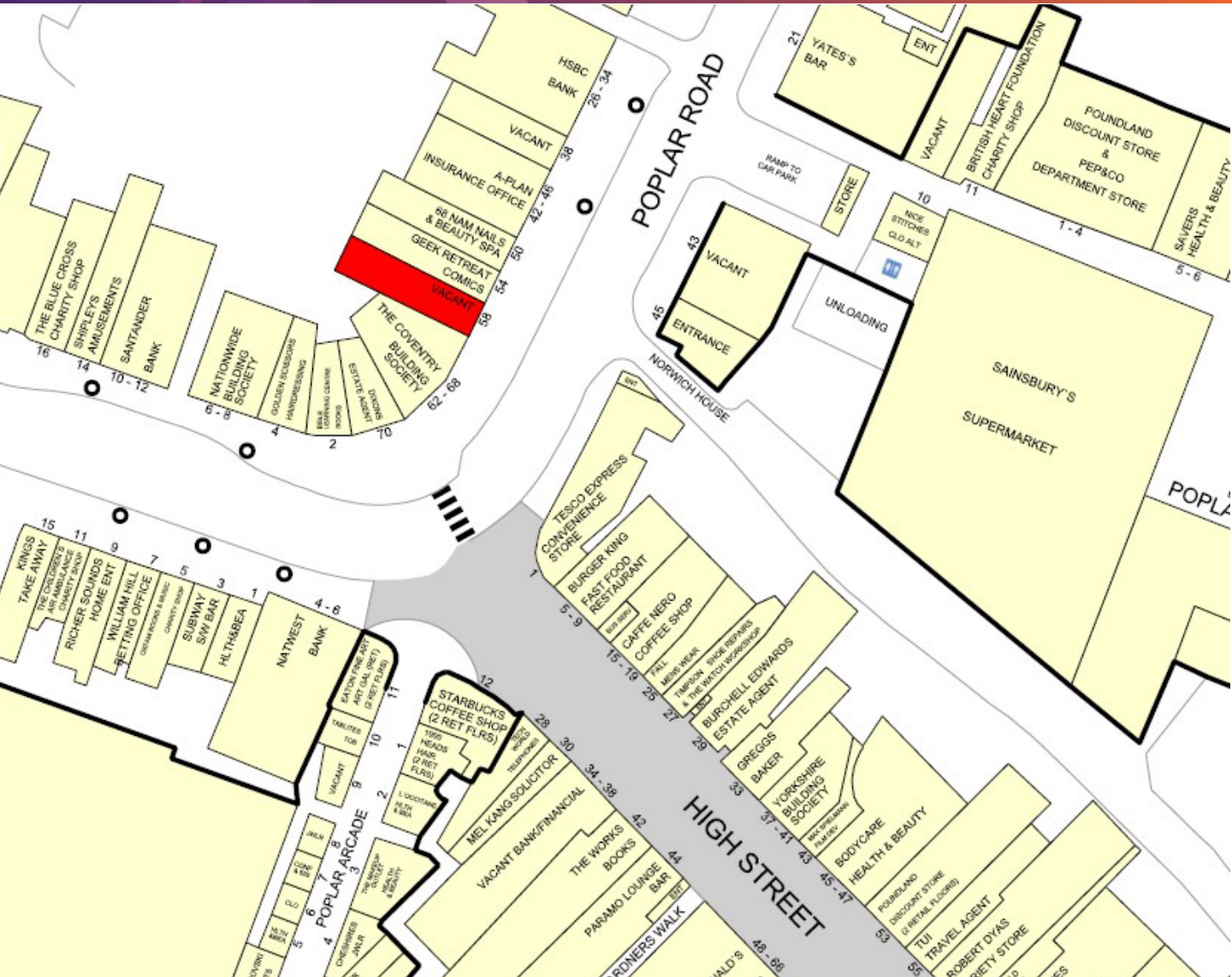
SUBJECT TO CONTRACT


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