

TO LET – Prominent Retail Unit

407 – 411 Stratford Rd, Shirley, Solihull,
B90 4AA



LOCATION

Shirley is located in the borough of Solihull in the West Midlands. The conurbation has a population of 36,000 people.

DESCRIPTION

The property is a triple fronted ground floor lock up retail unit, located fronting the A34 Stratford Road and benefits from customer car parking to the front and rear access. The property is situated close to M&S, KFC and Sainsburys.

ACCOMODATION

The premises comprise of the following approximate floor areas:

407 Stratford Rd

Retail Area	42.11 sq. m	453 sq. ft
Stores	20.19 sq. m	217 sq. ft
WC		

409 Stratford Rd

Retail Area	46.46 sq. m	500 sq. ft
Stores	18.26 sq. m	196 sq. ft

411 Stratford Rd

Retail Area	29.87 sq. m	321 sq. ft
Store	14.09 sq. m	152 sq. ft

NIA **170,98 sq m** **1,839 sq ft**

Internal Width	18.9m	62 Ft
Depth	9.77m	32 ft

TENURE

The property is available to let, on a new full repairing and insuring lease, term to be agreed.

RENT

£35,000 per annum exclusive of rates.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is £29,750 and with Business Rates payable of £14845pa.

LEGAL COSTS

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

EPC

A copy of the Energy Performance Certificate can be made available upon request.

VAT

This property has not been elected for VAT.

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

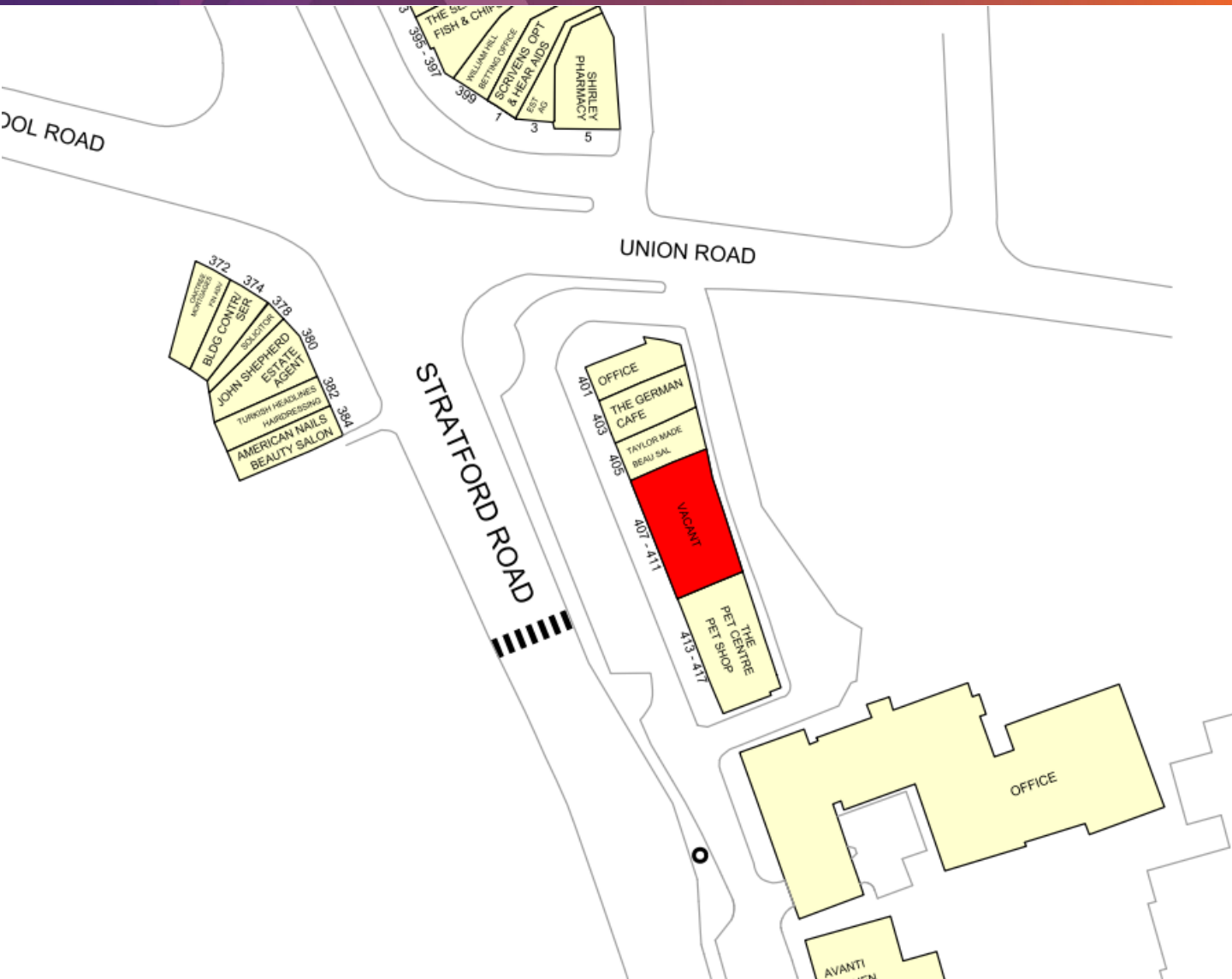
SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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