

TO LET

Unit 2, 19 High Street, Solihull, B91 3SJ



LOCATION

Solihull is an affluent town in the West Midlands with a population of 206,700 (2011 Census). The town boasts one of the highest AB and C1 social demographics in the UK.

DESCRIPTION

The premises comprise of a ground floor retail unit and first floor office unit (from separate access) with prominent frontage onto High Street, and opposite Touchwood Shopping Centre.

Nearby retailers include, - **The Works, Loungers, Greggs** and **Burger King**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	179.19 sq. m	1,918 sq. ft
First Floor:	164.6 sq. m	1,771 sq. ft

(via separate access way)

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

£90,000 per annum exclusive.

RATEABLE VALUE

Rateable Value - **£53,000**

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.

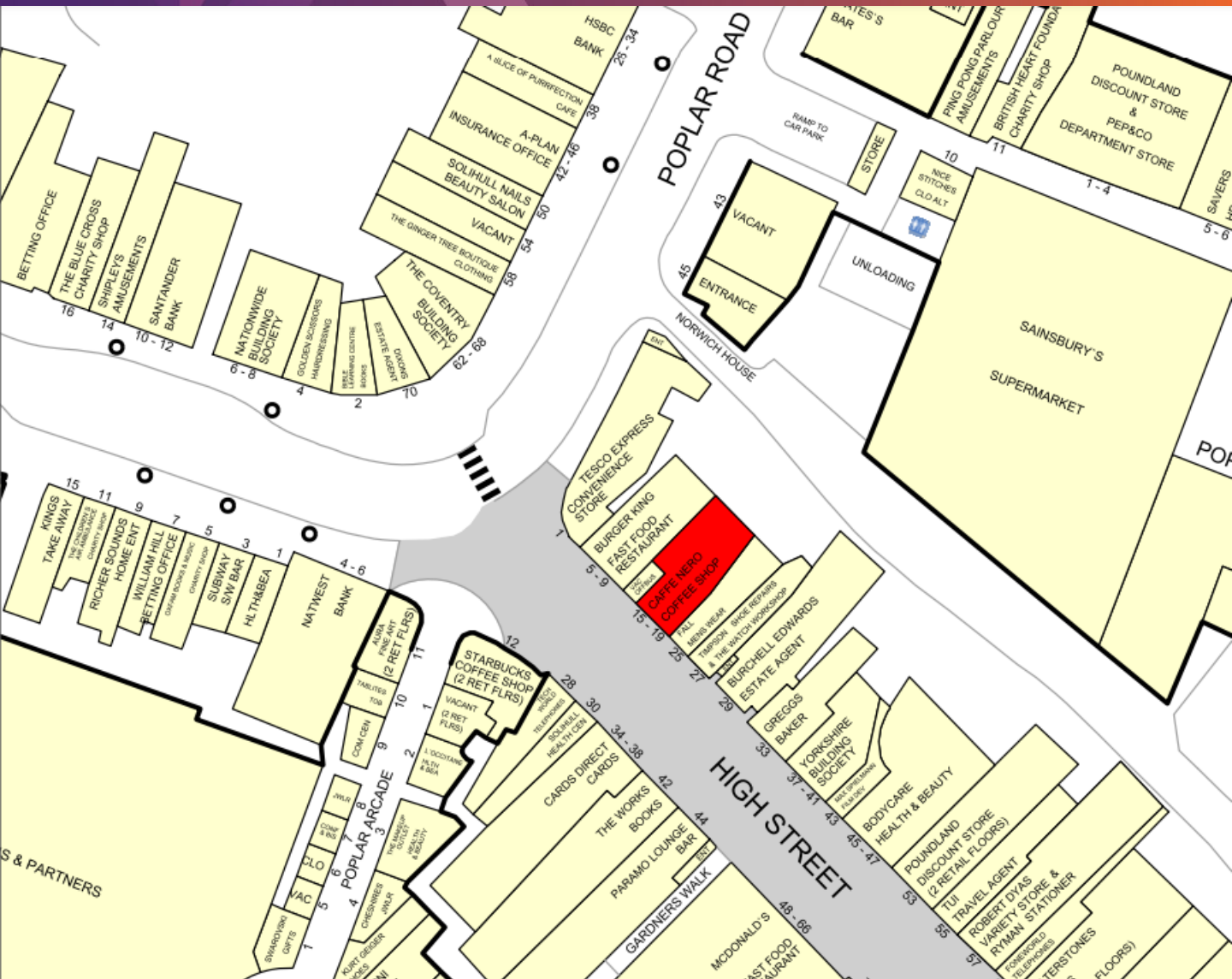
VIEWINGS

Strictly by appointment with the Joint Retained Agents.

SUBJECT TO CONTRACT

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