

## RETAIL UNITS ST JOHN'S WAY SHOPPING CENTRE KNOWLE, SOLIHULL B93 0LE

- Units from 260 sq. ft to 1750 sq. ft
- Close to One Stop, Costa Coffee and Tesco Express
- Free car parking



### LOCATION

Knowle is an affluent and attractive village within the Metropolitan Borough of Solihull situated approximately 2 miles South East of the town centre. Access to the national motorway network is via the A4141 main Birmingham to Warwick Road at Junction 5 of the M42 approximately 1 mile away. The unit is situated fronting the High Street with return frontage to St Johns Way.

### DESCRIPTION

The units will be stripped back to shell condition with W.C. facilities. An electrical distribution board will be left in place for occupiers to connect to.

### ACCOMODATION

Address	Rent	Sq. m	Sq. ft	Service Charge
1598 High Street	£22,500	67.82	730	£949
1600 High Street	£22,500	68.89	741.6	£964.08
1604 High Street	£25,000	65	699	£865.28
1606 High Street	£20,000	46.4	499	£648.70
1606A High Street	£17,500	46	496	£644.80
3-5 St Johns Way	£45,000	117.62	1,226	£1,593.80
16-18 St Johns Way	£38,500	112	1,202	£1,665.30
32 St Johns Way	£25,000	83.33	897	£1,166.10
9-11 St Johns Way	£30,500	89	955	£1,261
13 St Johns Way	£17,500	43	459	£715
19 St Johns Way	£17,500	44	471	£548.60
20 St Johns Way	£23,500	69	740	£877.50
21 St Johns Way	£21,000	51.39	553	£719
22 St Johns Way	£29,500	85	919	£936

### TENURE

The units are available by way of FRI leases on terms to be agreed.

### EPC

The EPCs are available on request.

### VAT

The properties have been elected for VAT purposes.

### BUSINESS RATES

The properties have the following rateable values:

Address	RV	Business Rates Payable
1598 High Street	£17,250	£8,452.50
1600 High Street	£17,750	£8,697.50
1604 High Street	£12,750	£6,362
1606 High Street	£12,000	£5,988
1606A High Street	£12,000	£5,988
3-5 St Johns Way	£18,500	£9,065
16-18 St Johns Way	£17,750	£8,697.50
32 St Johns Way	£11,500	£5,635
9-11 St Johns Way	£16,750	£8,207.50
13 St Johns Way	£7,800	£3,822
19 St Johns Way	£7,500	£3,675
20 St Johns Way	£9,600	£4,704
21 St Johns Way	£10,000	£5,000
22 St Johns Way	£9,200	£4,508

### SERVICE CHARGE

The Service charge Budget for these units is c **£1.30 psf**.

### LEGAL COSTS

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

### 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

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**



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