

## 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
1594-1596 High Street	£40,000	162.58	1,750	£2,275
1598 High Street	£22,500	67.82	730	£949
1600 High Street	£22,500	68.89	741.6	£964.08
1602 High Street	£25,000	74.32	800	£1,040
1604 High Street	£25,000	61.84	665.6	£865.28
5 St Johns Way	£25,000	117.62	1,226	£1,593.80
16-18 St Johns Way	£30,000	119	1,281	£1,665.30
32 St Johns Way	£25,000	83.33	897	£1,166.10
7 St Johns Way	£10,000	24.15	260	£338
9-11 St Johns Way	£25,000	90.12	970	£1,261
13 St Johns Way	£16,500	51.10	550	£715
15 St Johns Way	£16,500	51.74	557	£724.10
19 St Johns Way	£15,000	39.21	422	£548.60
20 St Johns Way	£19,500	62.71	675	£877.50
22 St Johns Way	£20,000	66.89	720	£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 not been elected for Vat purposes.

### BUSINESS RATES

The properties have the following rateable values:

Address	RV	Business Rates Payable
1594-1596 High Street	TBC	TBC
1598 High Street	£17,250	£8,452.50
1600 High Street	£17,750	£8,697.50
1602 High Street	£15,250	£7,472.50
1604 High Street	£12,750	£6,362
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
7 St Johns Way	£3,600	£1,764
9-11 St Johns Way	£16,750	£8,207.50
13 St Johns Way	£7,800	£3,822
15 St Johns Way	£7,800	£3,822
19 St Johns Way	£7,500	£3,675
20 St Johns Way	£9,600	£4,704
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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