

# SHEPHERD COMMERCIAL

TO LET

## Single 4 Unit Prominent Retail Space In Dorridge

4 – 7 Arden Buildings, Station Road, Dorridge, Solihull,  
B93 8HH

Size – 2,350 sq ft (218.32 sqm)

shepcom.com

01564 778890



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## £22,000 Per Unit Per Annum

## Key Features

- 4 Units within popular retail parade
- Set in the affluent area of **Dorridge, Solihull**
- **Rear loading and access bay**
- **Excellent access to Solihull town centre and Junction 5 of the M42**

## Location

Units 4 – 7 Arden Buildings are a stretch of 4 individually units set as a single retail store currently occupied by Tesco Express in the popular suburb of Dorridge. Serving the large residential conurbation of Knowle, Dorridge, Hockley Heath and surrounding Solihull, Arden Buildings has close access to both J5 and J4 of the M42. Solihull town centre sits 3 miles north-west and local amenities are plentiful.

## Description

Set within the parade of Arden Buildings, units 4 - 7 are comprised of 4 individual ground floor units providing a singular frontage within the three-storey brick built property. Above the unit is duplex residential dwellings with tiled roofing above, along with parking, access and loading to the rear. Heating is provided by way of a gas boiler, with LED lighting common throughout by way of suspended ceilings. The unit benefits from CCTV fittings across the entirety of the unit.

4 – 7 Arden Buildings is marketed for the leasehold occupation at £22,000 per annum per unit. A service charge of circa £200 per annum, per unit is also applicable.

Arden Buildings offers a rare opportunity to acquire prominence in a prime location and suburb of Solihull.

## Gallery



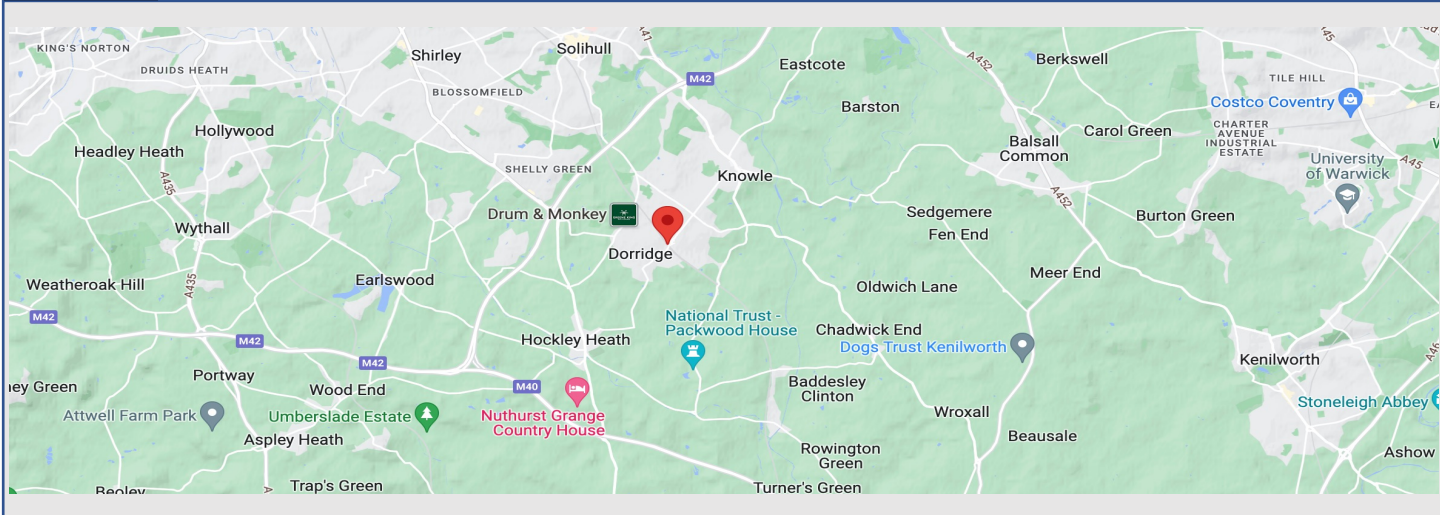
## Tenure

The ground floor retail units are to be offered on a FRI basis for a minimum term of 5 years. An insurance premium is also applicable and based on a unit by unit cost basis of which there are 22 units.

**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

## Map



## More information

EPC – Available on request

Services – We understand all mains services are connected to the property.

Rating Assessments – Rates to be presented on request

Legal Costs - Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

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