



## Arden Buildings, Station Road, Solihull, B93 8HH

Single 4 Unit Prominent Retail Space In Dorridge

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	587 to 2,348 sq ft / 54.53 to 218.14 sq m
<b>Rent</b>	£22,000.00 per annum Per Unit
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Range of units available
- Forecourt parking
- Excellent access to J5 M42
- High prominence
- Undergoing extensive fit out prior
- Rear loading bay
- Dorridge based
- Currently Tesco Express

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## DESCRIPTION

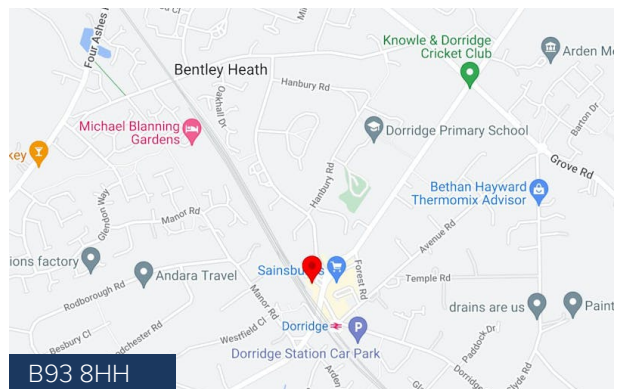
Set within the parade of Arden Buildings, units 4 - 7 are comprised of 4 individual ground floor units providing a singular frontage within the three-storey brick built property. Above the unit is duplex residential dwellings with tiled roofing above, along with parking, access and loading to the rear. 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.

## 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 northwest and local amenities are plentiful.

## 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.



## Viewing & Further Information

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