



Shop 5, 332B Hobs Moat Road, Solihull, B92 8JT

Shop 5, Shakespeare Building is a 335sqft lock up self contained retail unit on the junction of Coventry Road and Hobs Moat Road

Summary

Tenure	To Let
Available Size	335 sq ft / 31.12 sq m
Rent	£8,500.00 per annum Excludes utilities and insurance
Rateable Value	£4,550 Benefits from 100% small business rate relief
EPC Rating	Upon enquiry

Key Points

- Significant traffic and footfall
- Small parade
- 24ft depth
- Direct access to A45
- Highly prominent unit
- Lock up and self contained
- 100% business rate relief
- 2 minutes from Birmingham Airport

Shop 5, 332B Hobs Moat Road, Solihull, B92 8JT

DESCRIPTION

Shop 5, Shakespeare Building, is a 335sqft lock up self contained retail unit split across a width of 12ft and depth of 24ft in the core sales area. With a W.C and kitchen further back, the unit has extensive prominence to turning traffic. UPVC double glazed windows line the frontage and an external concertina security grille fronts the structure of solid concrete flooring and suspended ceilings. Heating is equipped via night storage heaters.

LOCATION

The premises are situated within a retail parade fronting Hobs Moat Road at its junction with the A45 (Coventry Road) in Sheldon, with Solihull Town Centre some 3 miles south and Birmingham Airport some 1.5 miles east. The City Centre is 7 miles west and local amenities within the vicinity are plentiful. The unit itself sits aligned with the 'Wheatsheaf' traffic lights leading to a significant prominence to vehicles waiting at the junction. Footfall is relatively high as the small parade serves a buffer between the core high street and residential suburbanisation.

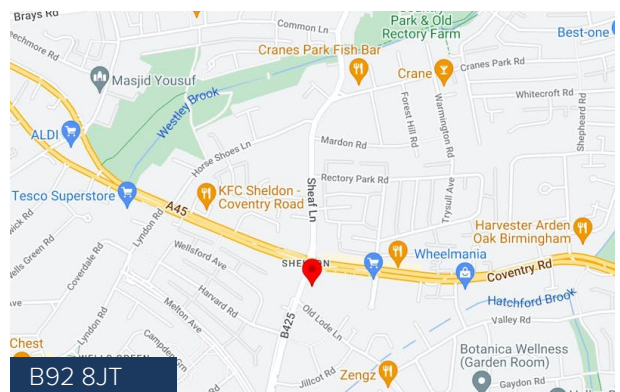
TERMS

The property is to be offered to the leasehold open market at the sum of £8,500 per annum on an FRI (Full Repairing and Insuring Basis). The incoming tenant will be responsible for utilities such as water and electric as well as their own broadband.

VIEWINGS

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

Tel: 01564 778890 / Email: info@shepcom.com



Viewing & Further Information

KAINE ARKINSON

01564 778 890 | 07487 521 802

kaine@shepcom.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/05/2024

