

Affluent Town Centre Location | High Profile Arterial Route | Grade II Listed Building | Stylish Décor





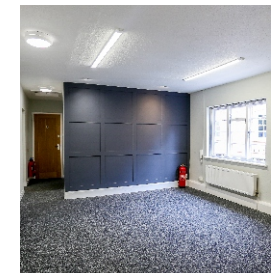
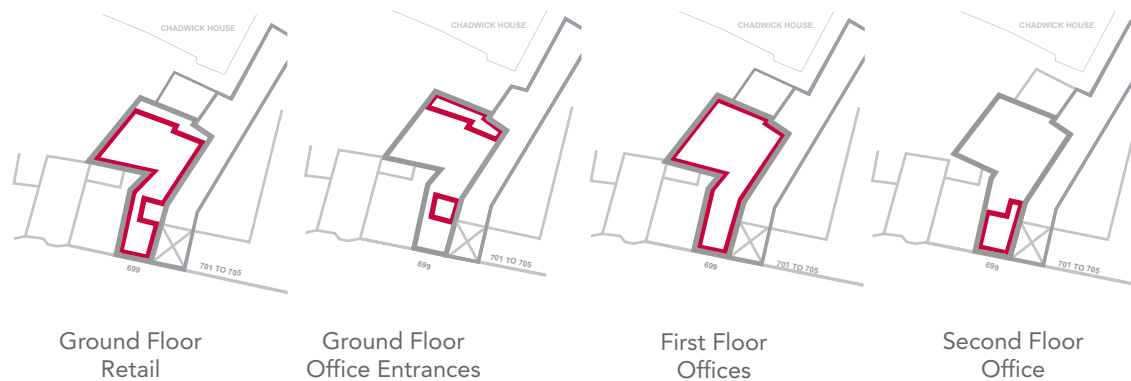
### The Property

699 Warwick Road is a deceptively spacious three-story retail and office unit on the main arterial route through Solihull town centre, offering a highly visible retail space with ample opportunity for branding to passing traffic. The grade II listed building has been let as a hairdressing salon since 2005. The small front retail reception leads to a hair washing area with three back-wash basins and onwards into the large main air-conditioned salon area with ten well-appointed well lit, cutting stations, lavishly furnished with high quality salon furniture to complement the re-furbished building. There is also a separate treatment room, staff room/kitchen area, washroom, store room and cloakroom.

The first and second floors offer versatile refurbished self-contained offices, accessed via the rear gated courtyard. The offices were occupied for over fifteen years by an award-winning recruitment agency, having placed over 10,000 applicants in jobs since opening in Solihull. The property lies close to the main entrance to the department store House of Fraser and Mell Square shopping centre - a large outdoor shopping centre with over 90 shops and restaurants with parking for 950 cars. The entrance to Touchwood Solihull's luxury indoor shopping centre is just around the corner, home to John Lewis Department Store with a further 80 shops, restaurants, cinema and ample parking.



Ground floor retail, First floor office and Second floor office plans





## Layout

Floor	Description	Area*sq.ft.
<b>Retail</b>		
G	Reception, Cloakroom, Shop	290
G	Lobby & Store	30
G	Hair Washing Area	195
G	Main Salon	450
G	Treatment Room	100
G	Kitchenette, Toilets	120
G	Garage	180
<b>Office</b>		
G	Entrance & Lobby	50
G	Rear Entrance/Fire Escape	50
1	Reception & Lobby	250
1	Front Office	300
1	Rear Office	450
1	Kitchen & Toilets	100
2	Second Floor Office	300

\*approximate

## The Town

In the heart of England, located around ten miles to the South East of Birmingham, Solihull has a population of around 225,000 and has been voted the best place to live in the UK. As part of the West Midlands County, the town with its motto "Urbs un Rure" (Town in the Country) serves as the administrative seat of the Metropolitan Borough of Solihull, which covers the town centre and many smaller surrounding communities. The town is the most affluent in the county with a few roads having an average house price in excess of £1m.

The now affluent town was formed in medieval times originally a clearing, where people met to exchange goods. Later as a small market town, with the name allegedly derived from the description that travellers gave it Soily Hill which later became Solihull, the town became a stop for mail coaches and road transportation. The industrial revolution seems to have missed the town as did the second world war, even though many parts of neighbouring Birmingham and Coventry were destroyed.

The town remained small until the 1960's when the population rose to 100,000 with many people moving out from Birmingham and the Rover car plant (now JLR) producing the world-famous Land Rover, offering various employment opportunities. Solihull has a GVA 53% higher than the UK average and a high job density. The National Exhibition Centre and a large part of Birmingham airport are located in Solihull, as is the National Motorcycle Museum with over 1,000 motor bikes on display from over 170 manufacturers.

The town's iconic Tudor Manor House built in the 15th century, is located a couple of minutes walk away and nearby St Alphege Church was built in the 13th Century whilst Hobs Moat is the site of a ruined 12th century castle. Solihull School founded in 1560, is one of the finest private schools in the country. The towns two shopping centres Mell Square and Touchwood with dining and entertainment, see thousands of people flock to the town daily, with all major retailers and many independents.



Solihull Manor House



Solihull School



Hatton Locks



St Alphege Church



### Location

Located in Solihull town centre on the main A4100 Warwick Road great for brand promotion, the property is easily reachable by public transport with many links a few minutes' walk away. The town centre provides plenty of parking for over 6,000 cars and the property is ideally located on the only arterial route that runs through the town centre, ideal for joining the Midland Motorway network, for the M42, M40, M5 and M6, . Birmingham airport is just a 15 minutes drive away.

Solihull train station, a 10-minute walk from the property, offers direct train services to Birmingham, London, Kidderminster, Leamington Spa, Stratford upon Avon and Worcester and buses connect many local communities such as Tanworth in Arden, Balsall Common, Knowle, Dorridge, Earlswood, Monkspath, Shirley, Hampton in Arden, the NEC, airport and many other destinations. The 220-year-old Grand Union canal passes through Solihull and nearby Hatton locks boasts a flight of 21 locks known as the Stairway to Heaven.

### Postal Address

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