

Cottons

CHARTERED SURVEYORS

6 Hatchford Brook Road, Solihull,
B92 9AG

**£9,000 per annum + VAT
(£10,800 including VAT)**



- Two Storey Retail Unit in Popular Parade
- Double Fronted with Electric Remote Operated Roller Shutter Door
- EPC Rating: D
- Gross Internal Area 58.57 sq. metres (630 sq. ft)
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Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
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cottons.co.uk

A Two STOREY DOUBLE FRONTED retail unit within a DESIRABLE PARADE in a POPULAR RESIDENTIAL LOCATION WITHIN SOLIHULL. Gross Internal Area: 58.57 sq. metres (630 sq. ft).

With accommodation comprising; remote operated roller shutter door accessing retail area with two stud partitioned rooms, stairs leading to first floor storage area with kitchenette, WC and a rear courtyard. EPC Rating: D

Location

The property is located within along a shop parade within a desirable residential location within Solihull, conveniently located;

- circa. 1.7 miles from Olton Train Station
- circa. 1.8 miles from Birmingham Airport.
- Circa. 3.2 miles from Solihull Town Centre.
- Circa. 3.4 miles from Junction 6 of the M42.
- Circa. 6.2 miles from Birmingham City Centre.

Description

A two storey double fronted retail unit with frontage of circa. 7.93 metres, with tapering accommodation.

Accommodation

Please refer to floor plan for specific room measurements.

Ground Floor

Retail area, stud partitioned room one, stud partitioned room two.

First Floor

Stairs to storage area with kitchen sink and WC.

Outside

Rear courtyard.

Gross Internal Area

Ground Floor -32.18 sq. metres (346 sq. ft). First Floor - 26.39 sq. metres (284 sq. ft). Total - 58.57 sq. metres (630 sq. ft).

Availability

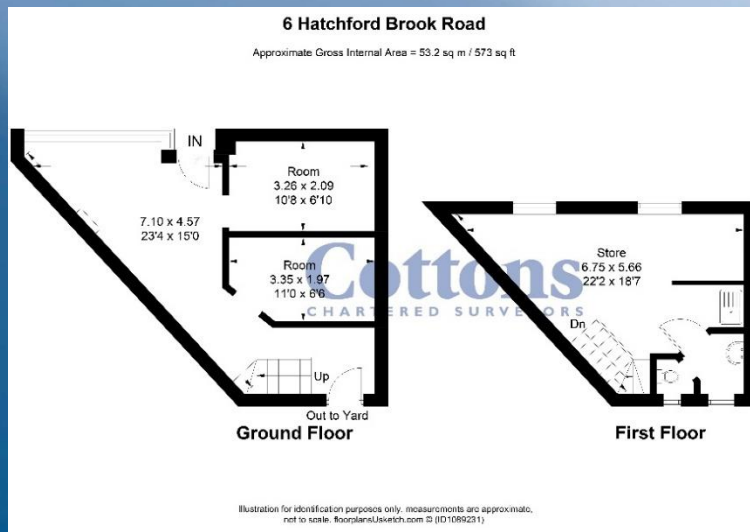
The property is available to let on a full repair and insuring (FRI) lease. Lease terms shall be considered based on the merits of any applicant.

Declaration of Personal Interest

In Compliance with the Estate Agents Act 1979, Cottons declare that one of the property is owned in trust by a Self Invested Personal Pension (SIPP) on behalf of two Partners of Cottons Property Consultants LLP trading as Cottons Chartered Surveyors,

VAT

Please note that the property is elected for VAT.



Cottons is a trading name name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales. Registered No OC360837. Registered Office 361 Hagley Road, Edgbaston, Birmingham B17 8DL.

Need a solution with a property matter? Cottons can assist;

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