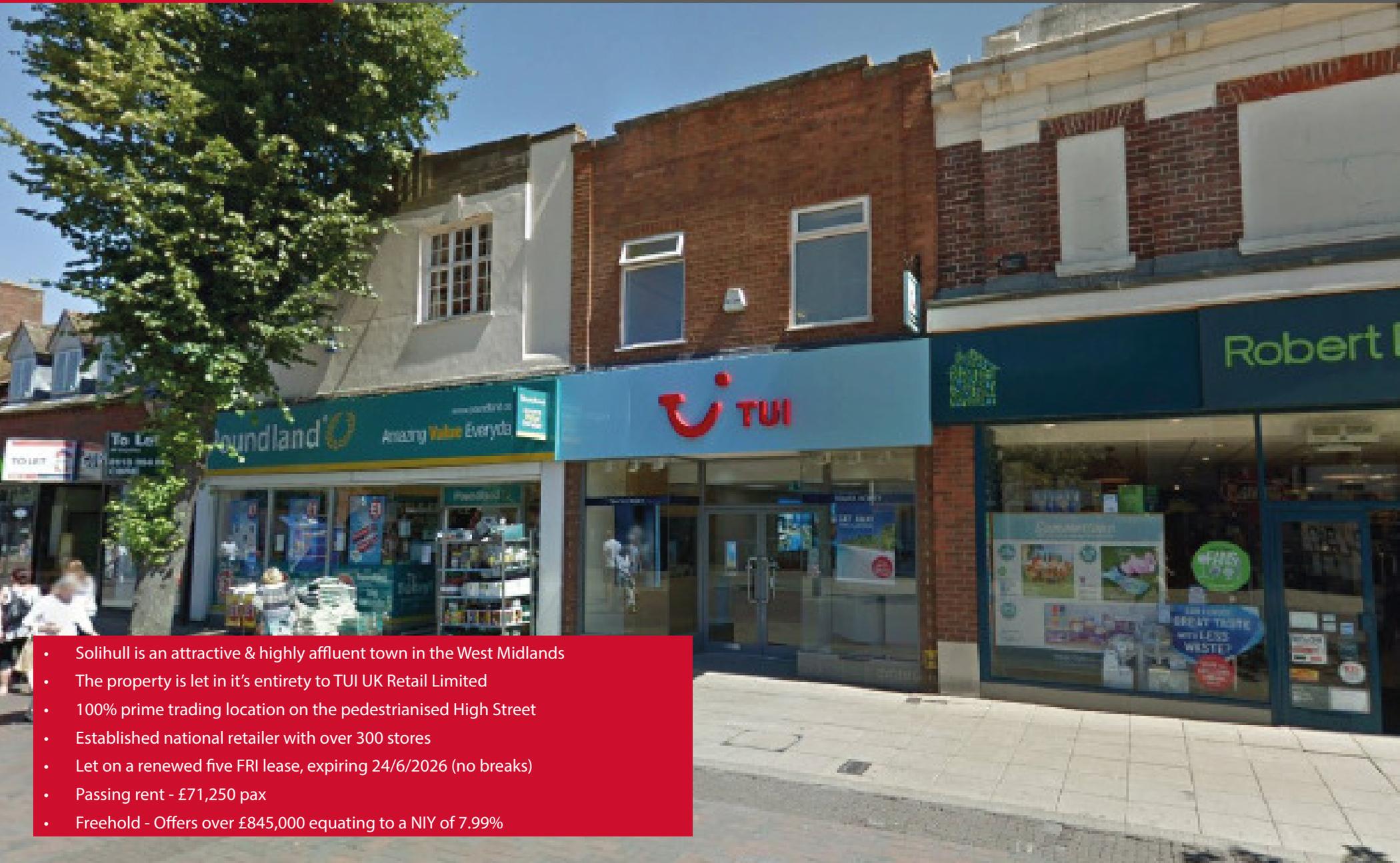


# Investment Sale

55 High Street, Solihull, B91 3SW



- Solihull is an attractive & highly affluent town in the West Midlands
- The property is let in its entirety to TUI UK Retail Limited
- 100% prime trading location on the pedestrianised High Street
- Established national retailer with over 300 stores
- Let on a renewed five FRI lease, expiring 24/6/2026 (no breaks)
- Passing rent - £71,250 pax
- Freehold - Offers over £845,000 equating to a NIY of 7.99%

**LOCATION**

Solihull is a highly affluent town located in the West Midlands. The town is situated approximately 7.5 miles southeast of Birmingham City Centre, 18 miles northwest of Warwick and 14 miles west of Coventry. The town benefits from excellent road communications, with the A41 providing direct access to Birmingham to the north and London in the south via the M42 and M40.



**DESCRIPTION**

The property comprises a substantial mid parade retail premises extending to 2,426 sq ft. and is serviced to the rear.

The property provides the following approximate Net Internal Areas (NIA):

Address	Tenant	Description	Area (sq ft)
55 High Street	TUI Retail Limited	Ground floor retail	1,200
		First floor ancillary	1,226

**RETAILING IN SOLIHULL**

Solihull is considered on of the strongest commercial centres in the West Midlands, providing over one million square feet of retail accommodation. The retailing core within Solihull is centred on the High Street and is further supported by the town’s two shopping centres, Touchwood and Mell Square.

**TENANCY**

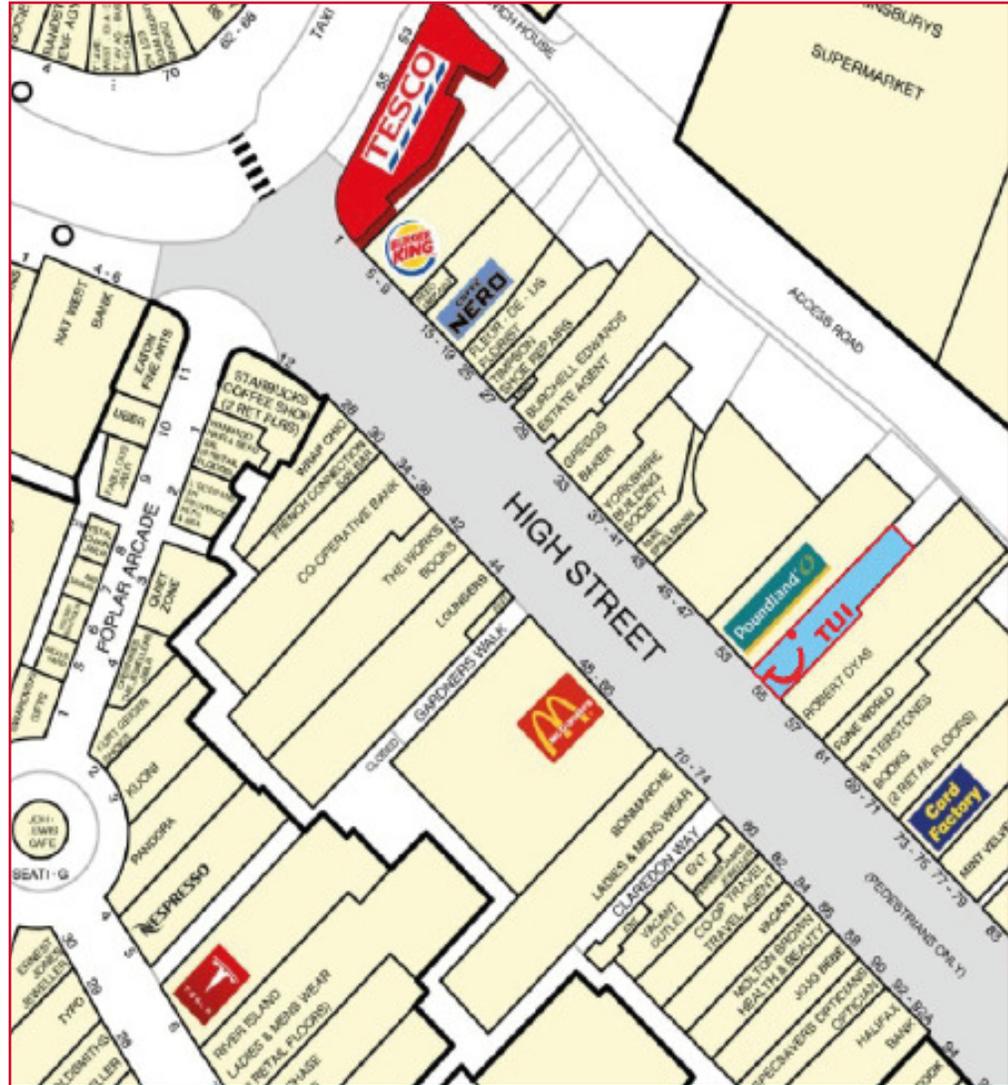
The property is let in its entirety to TUI UK Retail Limited on a renewed lease from 24/9/2022 to 23/9/2027. The passing rent is £71,250 plus VAT per annum exclusive. The previous lease ran from 2002 showing the tenants ongoing commitment to this location. There are break clauses on 24 September 2024 and 24 September 2026.

**TENANT PROFILE**

TUI is the world’s leading travel brand employeering over 9,000 people in the UK from travel agents to engineers. They have over 300 travel agencies located around the UK and over 60 planes.

**TENURE**

Freehold, subject to the existing tenancy.





## PRICE

Offers in excess of £845,000 are sought, equating to a net initial yield of 7.99% after purchasers costs.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## EPC

Available upon request.

## VALUE ADDED TAX

We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## CONTACT

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A director of Bond Wolfe has a vested interest in this property.



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