

Retail Unit To Let

51-53 High Street, Solihull, West Midlands B91 3SW

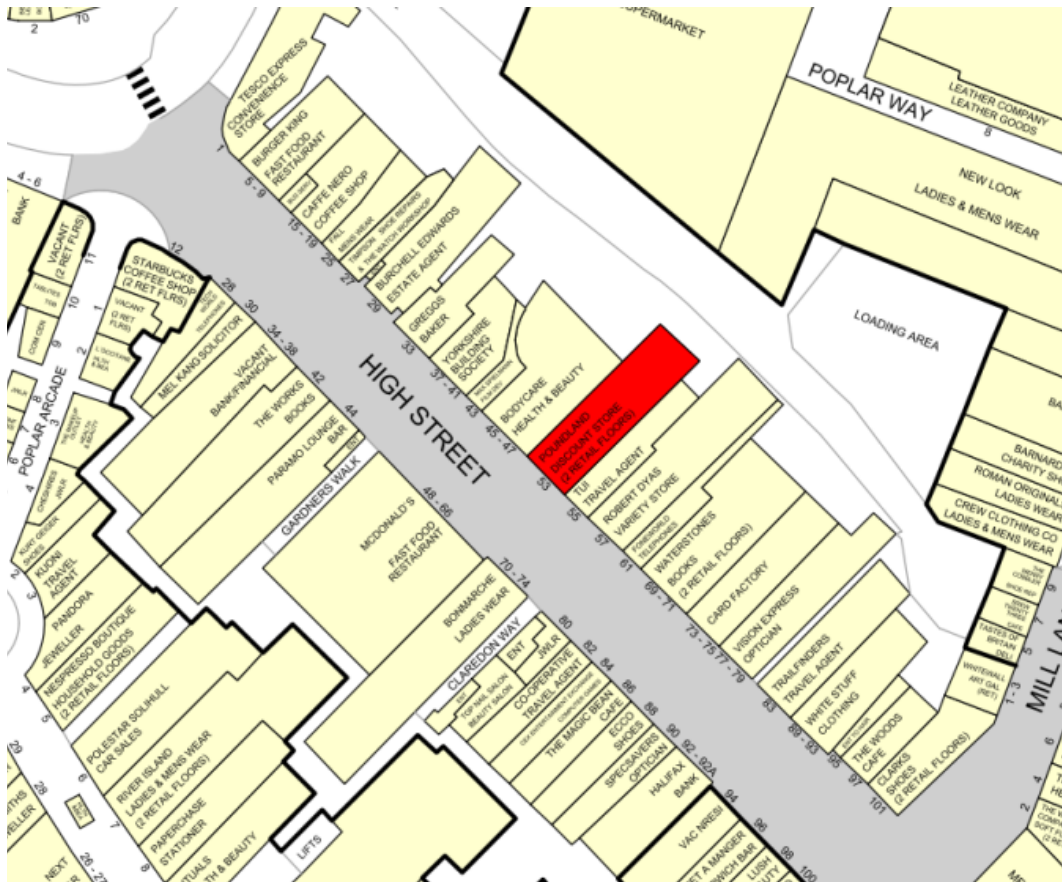
- Prominent retail unit on popular High Street in Solihull
- 2,834 sq. ft. (263.3 sq m)
- Prime trading position close to Mcdonalds, TUI, Waterstones and others
- Flexible lease terms
- Quoting rent - £130,000 per annum exclusive



LOCATION

Solihull is a highly affluent town located in the West Midlands. The town is situated approximately 7.5 miles southwest 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. Retailing in Solihull - Solihull is considered one of the strongest commercial centres in the West Midlands, providing over one million square feet of retail accommodation.

The subject premises are located in a prime trading location on High Street adjacent to TUI and Bodycare. Other nearby occupiers include; Robert Dyas, Waterstones, McDonalds, Loungers, Starbucks and White Stuff.



ACCOMMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 263.3 sq. m - 2,834 sq. ft.

PRICE

£130,000 per annum exclusive of rates, service charge and VAT.

DESCRIPTION

The property comprises a substantial mid parade ground floor retail premises extending to 2,834 sq. ft. and is serviced to the rear.

TENURE

The premises are available by way of a newly effective full repairing and insuring lease for a term of years to be agreed.



PRICE

£130,000 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable value - £87,500.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

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.

LEGAL COSTS

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

FURTHER INFORMATION AND VIEWINGS

Office contacts -

James Mattin

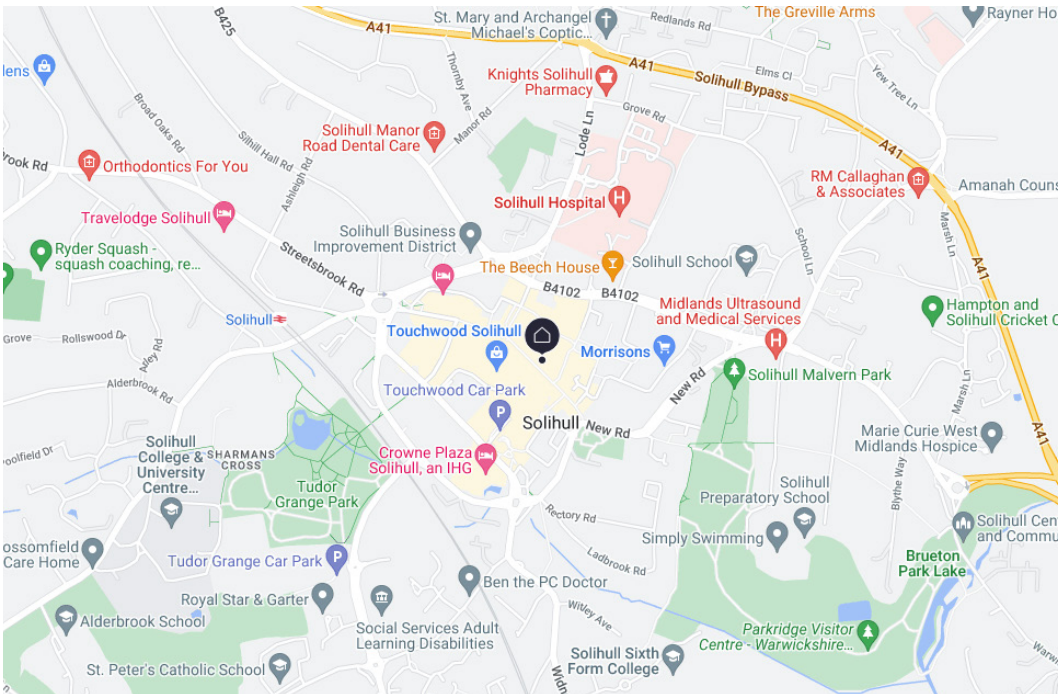
Tel: 0121 524 1172

Email: jmattin@bondwolfe.com

Scott Robertson

Tel: 0121 400 0407

Email: scott@creative-retail.co.uk



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75/77 Colmore Row, Birmingham B3 2AP



0121 525 0600



agency@bondwolfe.com



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