



TO LET

Prominent Retail Unit In Popular Location

257 Longmore Road, Shirley, Solihull, B90 3ER

Bond Wolfe
bw
Est. 1983

Property Highlights

A prominent retail unit extending to 430 sq. ft.

Located in the very popular affluent suburb of Shirley, Solihull.

Prominent busy main road location of Longmore Road just off the A34 Stratford Road.

Layby parking to the front of the property.

To Let on flexible lease terms.

Quoting rent - £1,500 pcm



Description

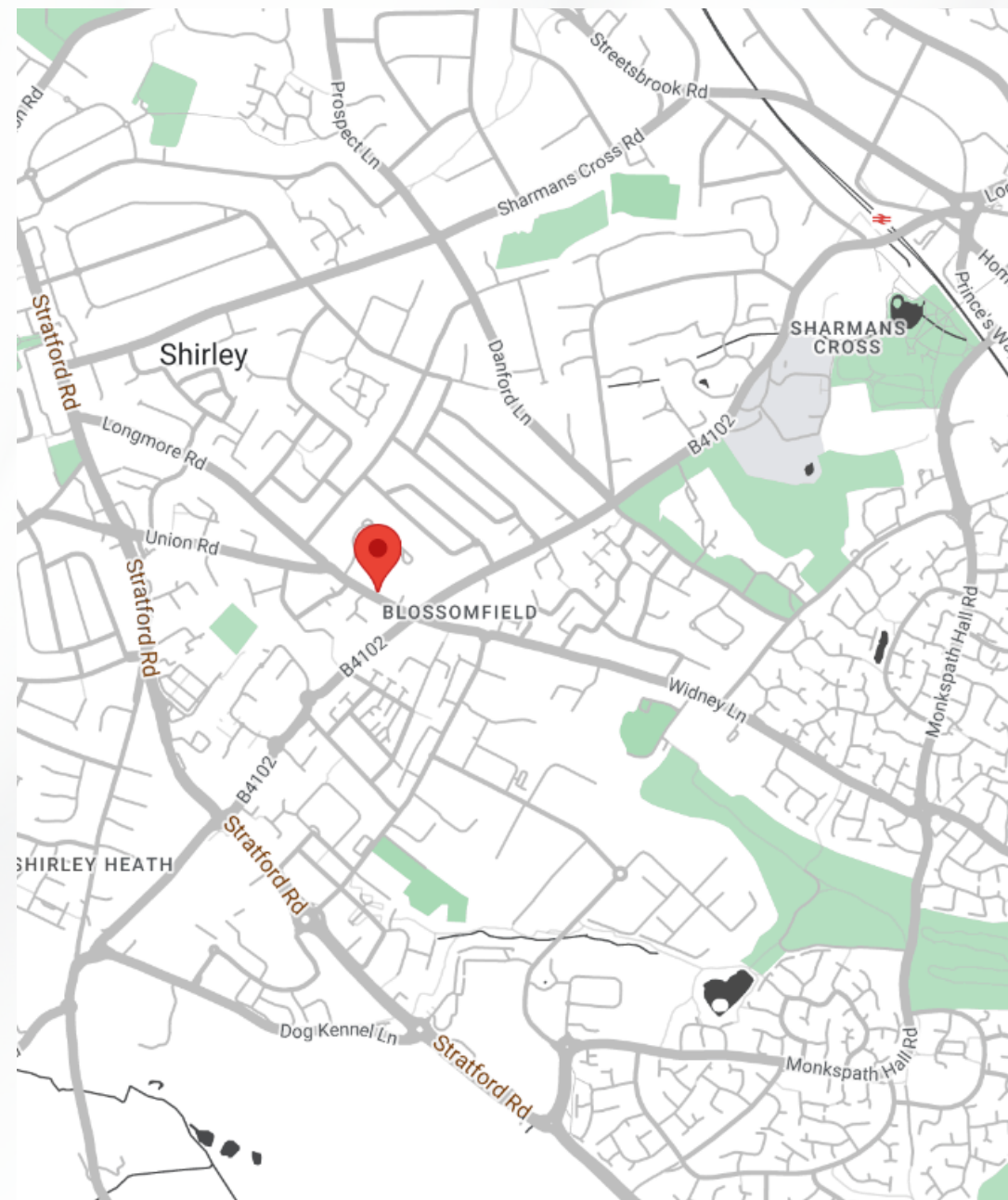
A prominent small retail unit extending to 430 sq. ft. (40 sq m) on the ground floor. The property is currently trading as a hairdressers with kitchenette, storage and w/c to the rear.

The property is considered suitable for a variety of retail uses (subject to any required consents).

Location

The property occupies a very prominent position on Longmore Road just off the main A34 Stratford Road. Major multiple retailers within walking distance include major supermarkets such as Asda & Sainsburys alongside Boots, Superdrug, B&M and Poundland.

Shirley is a popular residential suburb of Solihull located approximately 3 miles from Solihull Town Centre and just off Junction 4 of the M42.



Parking

There is layby car parking to the front of the property.

Lease Terms

The property is available on flexible lease terms, subject to vacant possession, for a term to be agreed. The quoting rent is £18,000 per annum.

Business Rates

The current rateable value is £9,200. This is not what you pay in business rates. The local council uses the Rateable value to calculate the business rates bill.

VAT

We are advised that VAT is not applicable.

EPC

Available on request.

Legal Costs

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

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.





For Further Information & Viewings

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