



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**SHOP UNIT TO
LET**

SOLIHULL

10A, POPLAR WAY, MELL SQUARE, B91 3BX.

LOCATION

Solihull is one of the UK's most affluent towns and is located approximately 10 miles South East of Birmingham. Mell Square is a 500,000 sq ft open shopping centre and is anchored by **Dunelm, Boots, WH Smith and Sainsbury's**.

DESCRIPTION

The property is situated within an extremely busy trading location within the covered Poplar Way mall.

Other nearby occupiers include **New Look, Poundland/PEP & Co, Savers, Grape Tree** etc.

ACCOMMODATION

Ground Floor Sales	141.4 sq m	1,522 sq ft
Ground Floor Ancillary	73.6 sq m	792 sq ft

RENT

Offers are invited in the region of **£40,000 per annum** exclusive of rates, service charge & VAT.

LEASE

The property is available by way of a new 10 year full repairing and insuring lease and is subject to a year 5 upward only rent review.

RATES

Rateable Value(2017)	£45,250
Interested parties are advised to make their own enquiries regarding rates payable for 2022.	
Service Charge 2021	£11,541.99 pa

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or joint agent **NICK DE-PONS** of BWD (0121 262 6542).

EPC

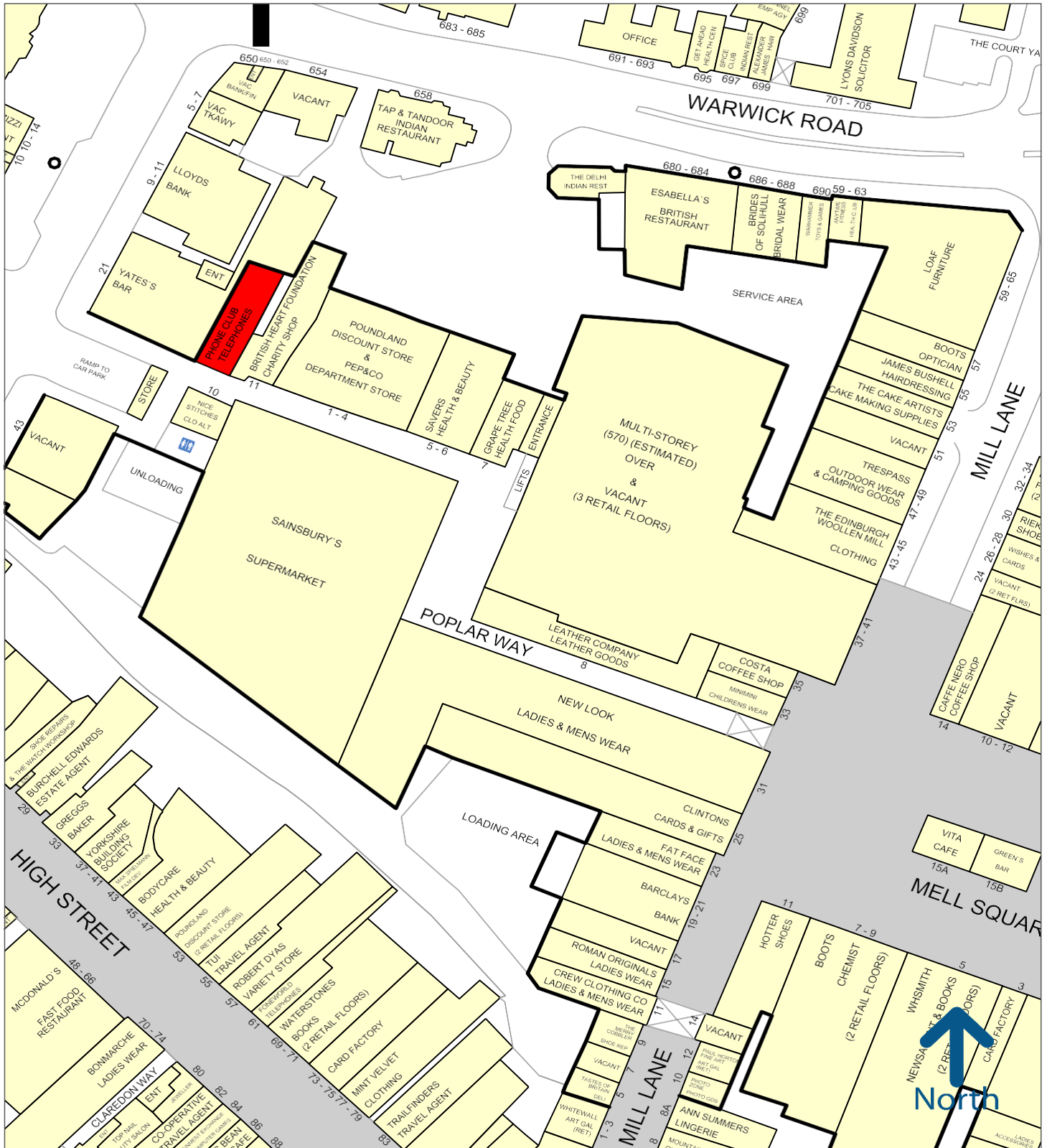
A copy of the Energy Performance Certificate is available on request.

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