



**ROB ALSTON**  
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**PROMINENT  
CORNER SHOP  
UNIT  
TO LET**



## SOLIHULL

2, MELL SQUARE, B91 3AY.

### LOCATION

Solihull is one of the UK's most affluent towns and is located approximately 10 miles southeast of Birmingham. Mell Square is a 500,000 sq ft open shopping centre and is anchored by **T K Maxx**, **Boots**, **WH Smith**, **Dunelm** and **Sainsburys**.

### DESCRIPTION

The property comprises a prominent corner unit with a substantial return frontage with first floor storage/staff accommodation and is located in the heart of Mell Square, close to the Mell Square car park entrance.

The property adjoins **TKMaxx** & other nearby occupiers include **Dunelm**, **HMV**, **Moss**, **WHSmith**, **Boots**, **Caffe Nero** etc.

### ACCOMMODATION

Ground Floor Internal Width	21ft	6.4 m
Shop Depth	76 ft 6 in	23.3 m
Ground Floor Sales	1,442 sq ft	134 sq m
First Floor Storage/Staff	1,427 sq ft	132.6 sq m

### RENT

Offers are invited in the region of **£45,000 per annum** exclusive of rates, service charge and VAT.

### LEASE

The property is available by way of a new **Ex Act lease with a term certain to expire no later than the end of January 2027**.

### RATES

Rateable Value (2023)	£42,500
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25.	
Service Charge	£1,519.75 p a

### VIEWING

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

### EPC

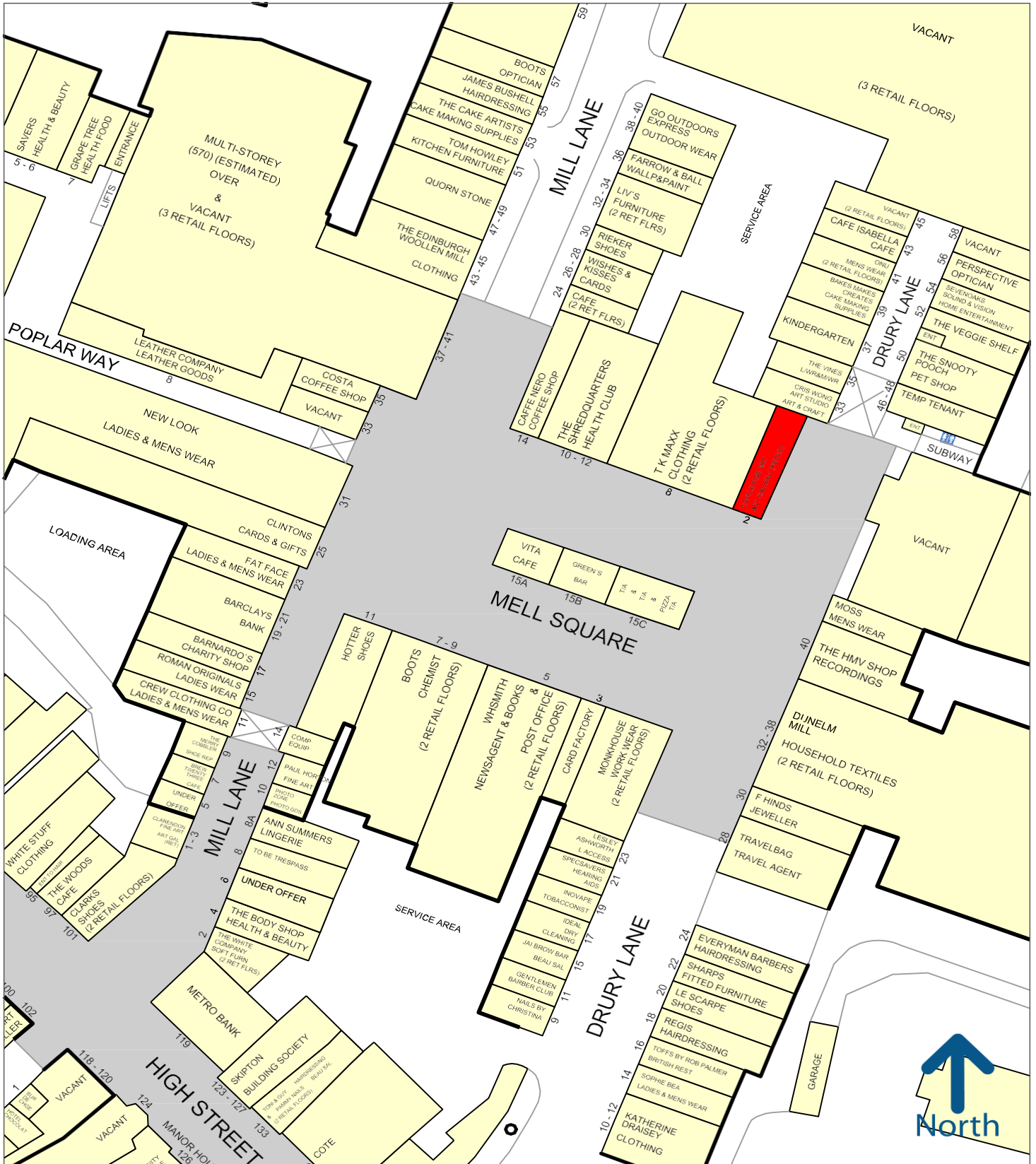
A copy of the Energy Performance Certificate is available on request

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