



ROB ALSTON
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**SHOP UNIT
TO LET**

SOLIHULL

19, DRURY LANE, MELL SQUARE, B91 3BB.

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**.

ACCOMMODATION

Ground Floor Internal Width	5.79 m	19 ft 0in
Shop Depth	10.67 m	35 ft 0in
Ground Floor Sales Area	60.7 sq m	653 sq ft

RATES

Rateable Value (2023)	£18,000
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25	
Service Charge 2024	£500 pa

DESCRIPTION

The property is situated in a prominent location within the Mell Square Shopping Centre at the southern end of Drury Lane close to Solihull High Street. The property adjoins **Specsavers Hearcare** and other nearby occupiers include **Sharps Bedrooms**, **Regis**, **Carluccio's**, **Bridge/Oska**, **Everyman Barbers**, etc.

RENT

Offers are invited in the region of **£22,500 per annum**.

LEASE

The property is available by way of a new 10 year full repairing and insuring lease.

VIEWING

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

EPC

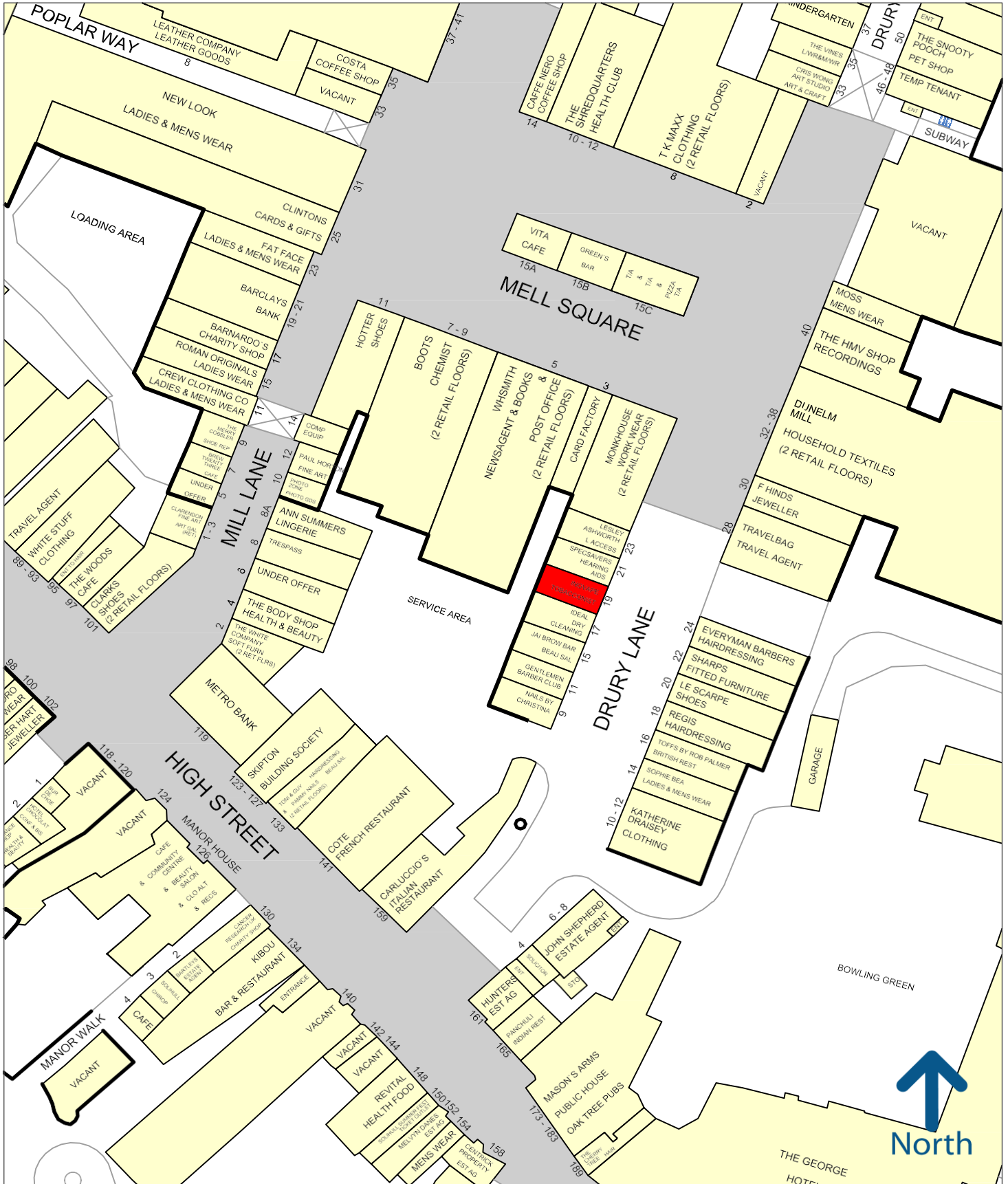
A copy of the Energy Performance Certificate is available on request.

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