



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**PROMINENT
MAIN ROAD
RESTAURANT UNIT
TO LET**



SOLIHULL

680/684 WARWICK ROAD, B91 3DX.

LOCATION

Solihull is one of the UK's most affluent towns and is located approximately 10 miles Southeast of Birmingham.

The town is an attractive and friendly destination for premium brand shopping and is a cosmopolitan, leafy town known for its relaxed, contemporary café, restaurant and entertainment culture.

DESCRIPTION

The property comprises a former restaurant unit with a substantial frontage directly onto Warwick Road, located opposite a number of offices and is close to the entrance to Mell Square shopping centre.

Other nearby occupiers include **The Beech House, Tap & Tandoor, O'Neills, Zizzi, Yates's** etc.

ACCOMMODATION

Frontage	63 ft 6 in	19.4 m
Ground Floor Area	3,312 sq ft	307.8 sq m
Rear Store	48 sq ft	4.5 sq m

LEASE TERMS

The property is available by way of a new 10 year full repairing and insuring lease with a rent review at the end of the fifth year.

RENTAL

£60,000 per annum.

RATES

Rateable Value (2023)	£40,250
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25.	
Service Charge	£3,005.38 p a

VIEWING

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

EPC

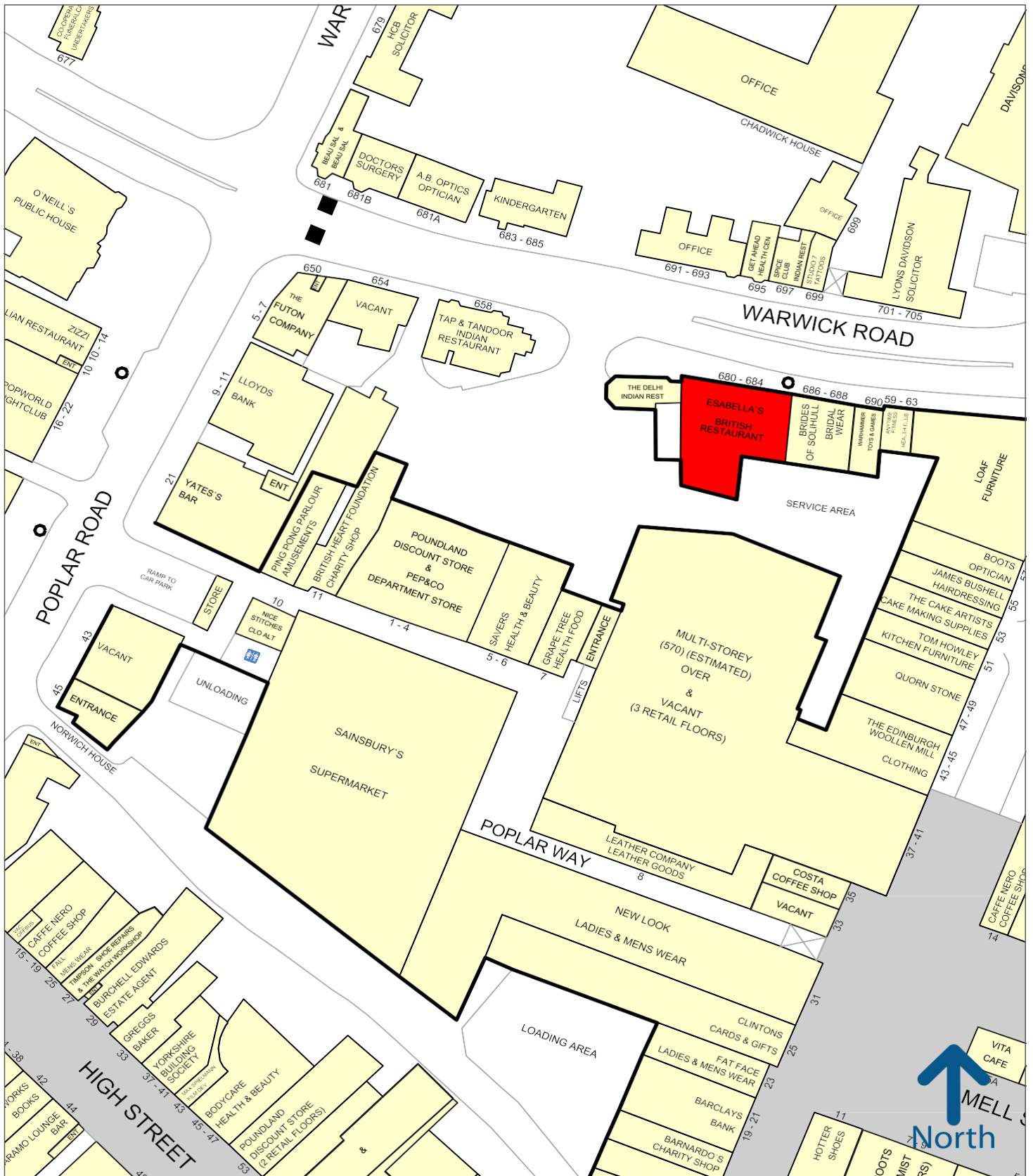
A copy of the Energy Performance Certificate is available on request

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