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**FIRST FLOOR  
FORMER GYM  
PREMISES TO LET  
(6,000 SQ FT)**



## SOLIHULL

FIRST FLOOR, 59-65 MILL LANE, MELL SQUARE, B91 3AT.

### LOCATION

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

### ACCOMMODATION

<b>Ground Floor</b>	<b>Lobby Entrance with lift and stairs</b>	
<b>First Floor Area</b>	<b>6,000 sq ft</b>	<b>558 sq m</b>

### RATES

<b>Rateable Value (2023)</b>	<b>£47,750</b>
<b>Interested parties are advised to make their own enquiries regarding rates payable for 2024/25.</b>	

### DESCRIPTION

The property comprises a former gymnasium located above LOAF furniture store with a self-contained access from Warwick Road with there being both lift and staircase access to the upper floor. The property has excellent visibility fronting on to both Warwick Road and Mill Lane and the property is located within the Mell Square shopping centre and therefore close to a number of town centre car parks and is also opposite a number of the main office buildings in Solihull town centre.

### COMMENCING 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 10 year full repairing and insuring lease with 5 yearly rent reviews.

### SERVICE CHARGE

£5,700 per annum.

### VIEWING

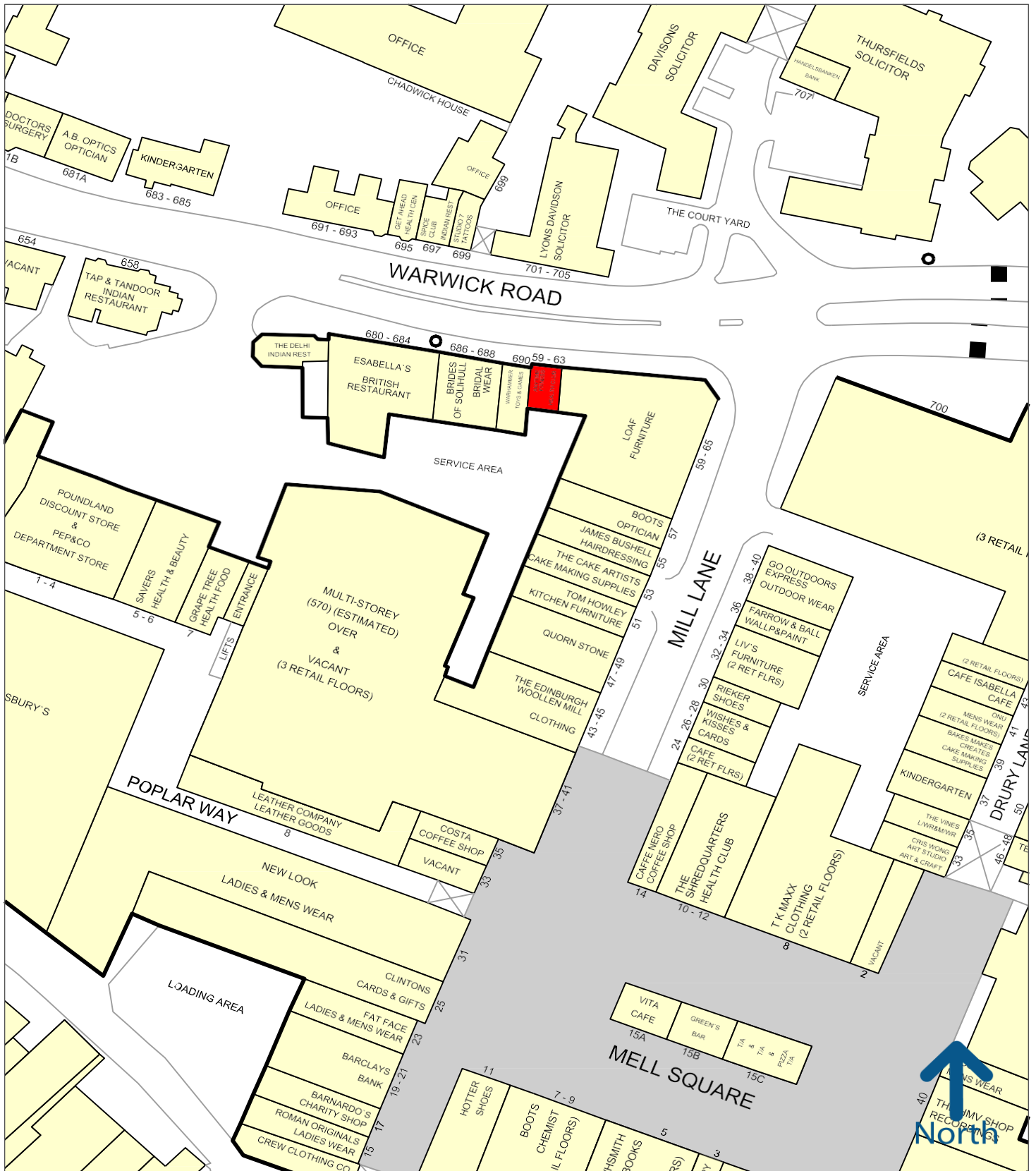
Strictly by appointment with **ROBERT ALSTON** (07768 650446) or joint agent **NICK DE-PONS** of BWD (0121 262 6542).

### EPC

A copy of the Energy Performance Certificate is available on request

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