



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**PRIME DOUBLE
FRONTED SHOP
UNIT
TO LET**

SOLIHULL

10 -12 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 **Boots, WH Smith, Dunelm** and **Sainsbury's**.

DESCRIPTION

The property comprises a double-fronted good-sized retail unit with full cover first floor storage/staff accommodation situated in a busy central location in Mell Square adjoining **Caffé Nero**.

Other nearby occupiers include **WHSmith, Boots, New Look, Dunelm, Fat Face** etc.

ACCOMMODATION

Ground Floor Internal Width	44 ft 0 in	13.4 m
Shop Depth	70 ft 0 in	21.3 m
Ground Floor Sales	2,933 sq ft	278 sq m
First Floor Storage/Staff	2,879 sq ft	267 sq m

RENT

On application.

LEASE

The property is available by way of a new 3 year lease outside the Landlord & Tenant Act.

RATES

Rateable Value (2023)	£47,750
Interested parties are advised to make their own enquiries regarding rates payable for 2024/5	
Service Charge	£3,212.55 p a

VIEWING

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

EPC

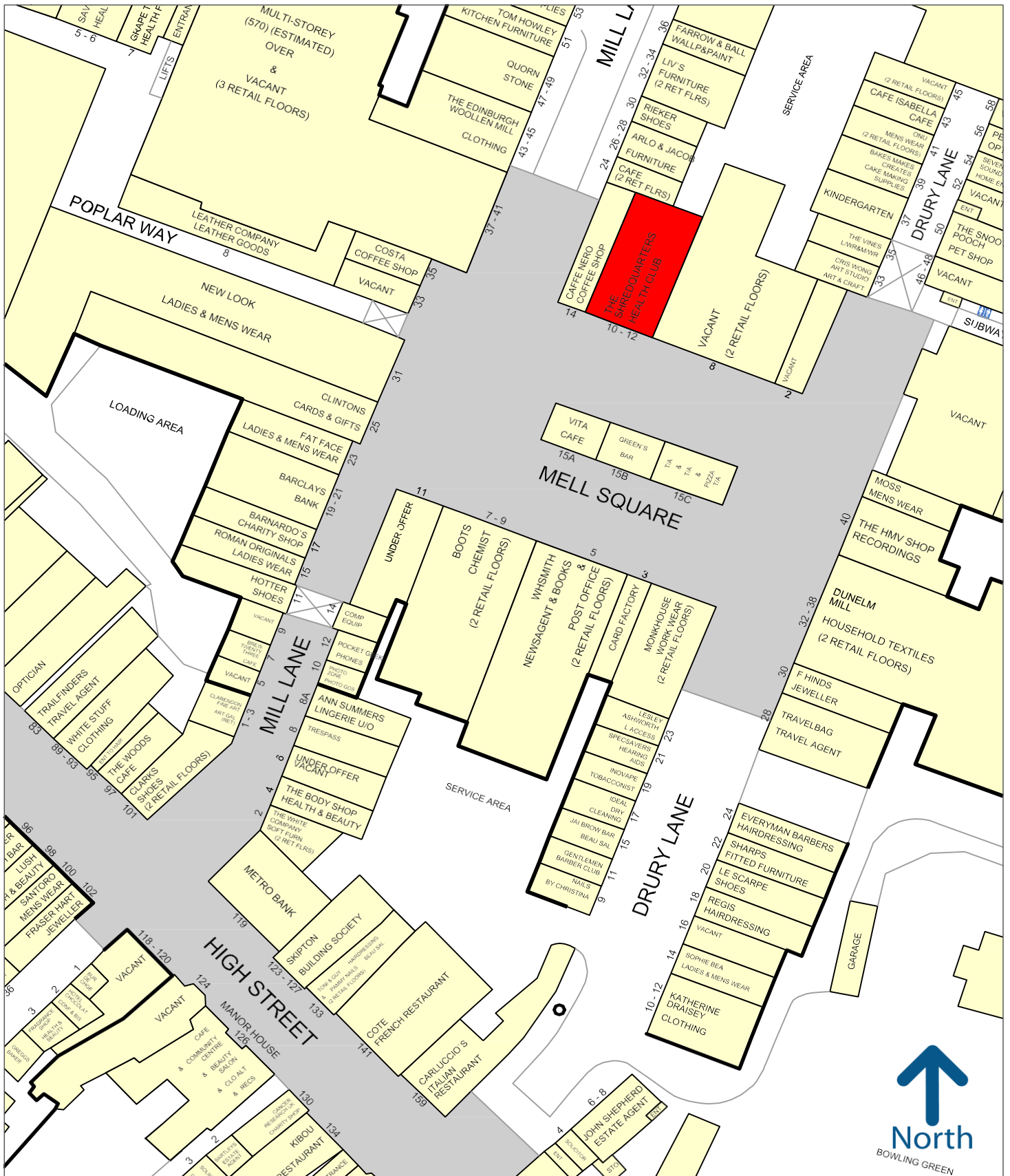
A copy of the Energy Performance Certificate is available on request

SOLIHULL

10-12 MELL SQUARE, B91 3AY.



ROB ALSTON
RETAIL



1. Whilst every care is taken in the preparation of these particulars Rob Alston Retail Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.