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**FORMER
RESTAURANT
UNIT
TO LET**

SOLIHULL

16, DRURY LANE, MELL SQUARE, B91 3BG.

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	13.7 m	45 ft 0in
Ground Floor Sales Area	70.3 sq m	757 sq ft

RATES

Rateable Value (2023)	£19,250
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25	
Service Charge 2024	£210.80 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 **Regis Hairdressing** and other nearby occupiers include **Katherine Draisey**, **Sophie Bea**, **Sharps Bedrooms**, **Carluccio's**, etc.

RENT

Offers are invited in the region of **£25,000 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

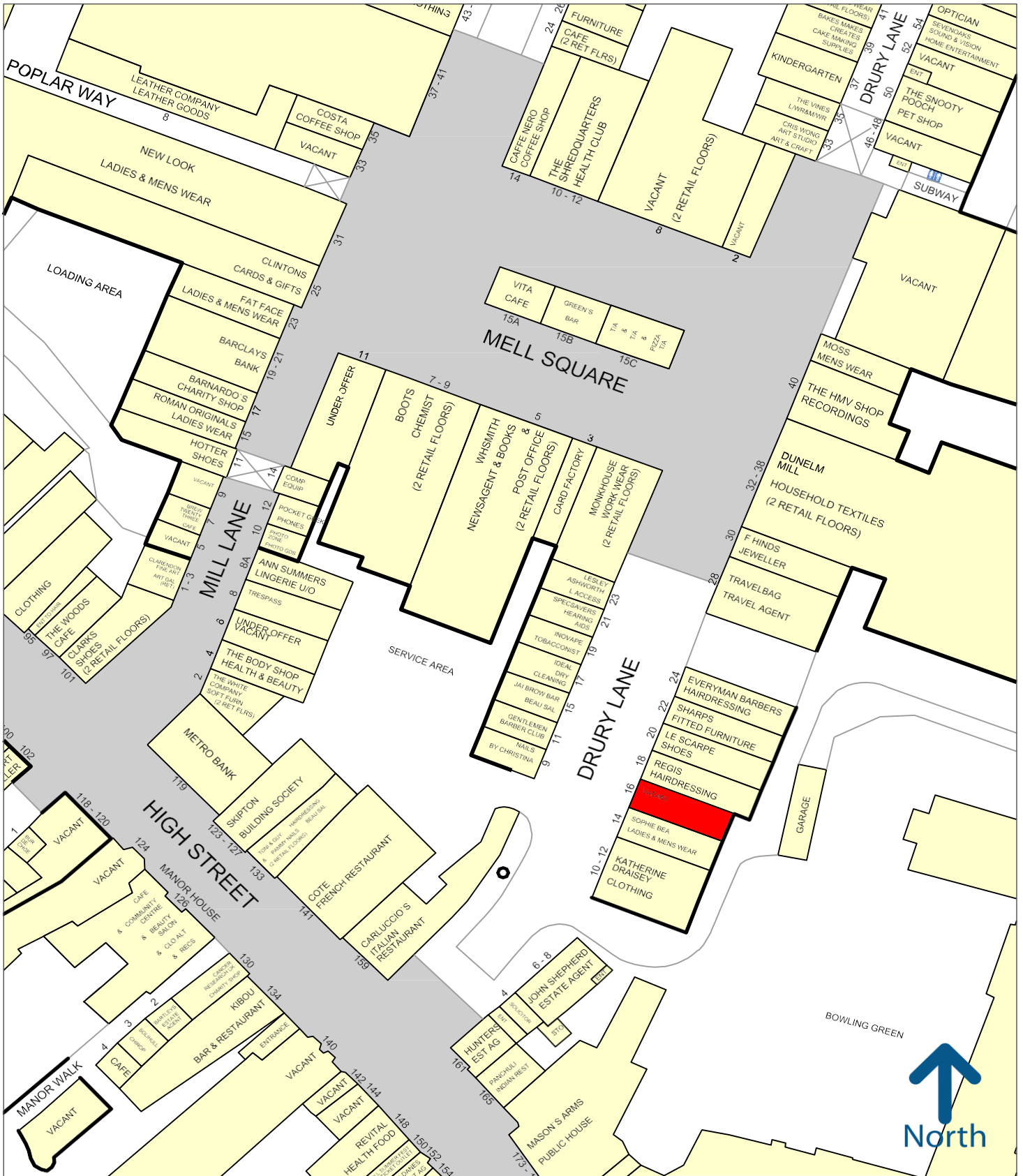
A copy of the Energy Performance Certificate is available on request.

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