



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**SUBSTANTIAL
SHOP UNIT
TO LET**

SOLIHULL

4 - 8 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, Dunelm, WH Smith** and **Sainsburys**.

DESCRIPTION

The property comprises a substantial ground floor retail unit with a large first floor trading area, together with storage and staff accommodation and is located in the heart of Mell Square.

Nearby occupiers include **Dunelm, HMV, Boots, Costa, WHSmith, Boots, Caffe Nero** etc.

ACCOMMODATION

Ground Floor	77ft 1in	23.5m
Internal Width		
Shop Depth	118 ft 1 in	36 m
Ground Floor	7,268	675.5
Sales	sq ft	sq m
First Floor	7,169	666.3
Storage/Staff	sq ft	sq m

RENT

On application.

LEASE

The property is available by way of a new lease to be contracted outside the Landlord & Tenant Act to offer a term certain of **3 years**.

RATES

Rateable Value (2023)	£178,000
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25.	
Service Charge	£7,500 p a
Insurance (2024/25)	£4,000 p.a.

VIEWING

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

EPC

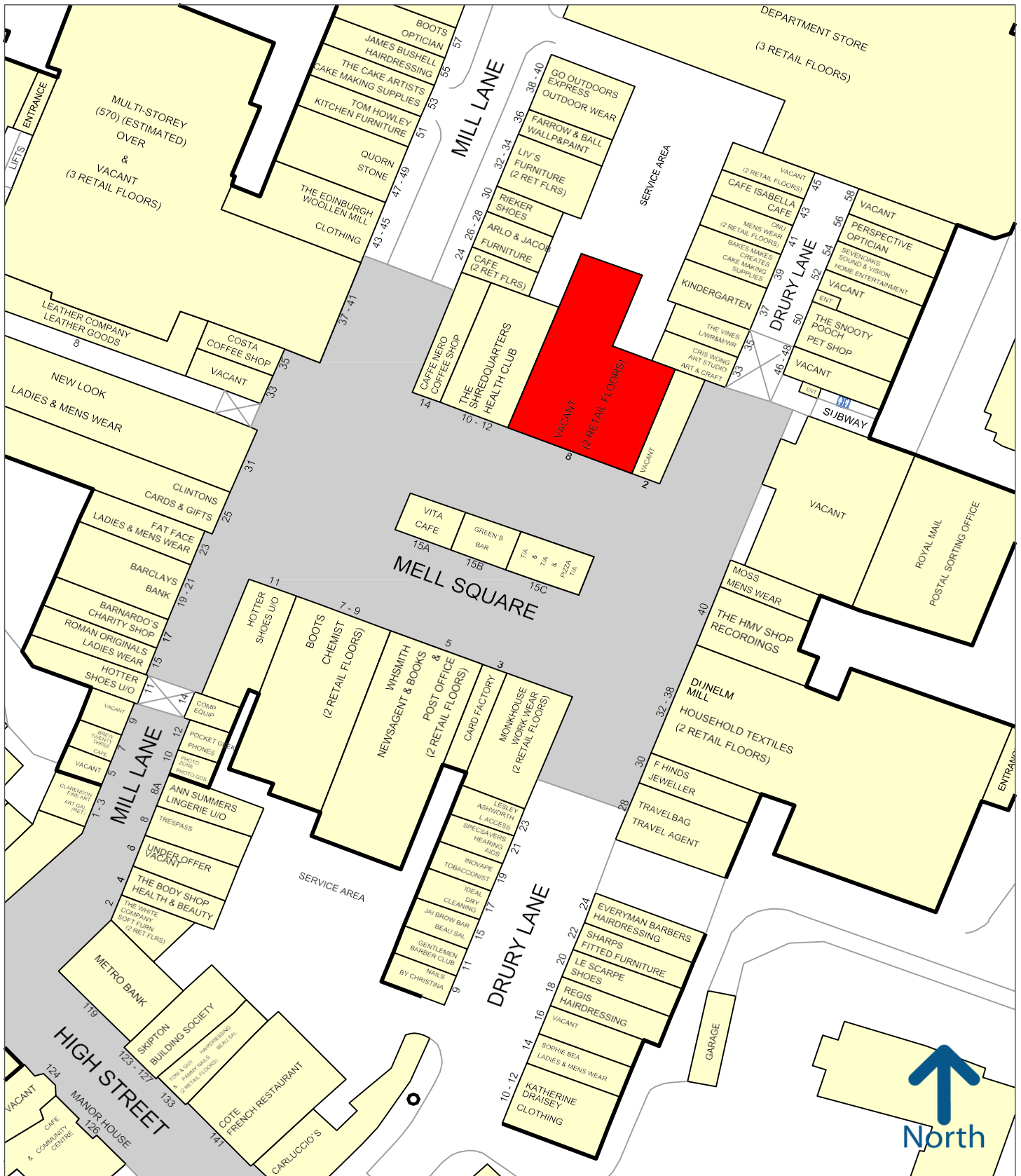
A copy of the Energy Performance Certificate is available on request

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