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> PRIME SHOP TO LET

SOLIHULL

5 MILL LANE, MELL SQUARE, B91 3AR.

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, WHSmith, Dunelm and Sainsburys.

DESCRIPTION

The property is situated in a prime and busy trading location on Mill Lane which is directly opposite the main entrance to Touchwood. The property adjoins Whitewall Galleries and other nearby occupiers include Clarks, Metro Bank, The White Company, The Body Shop, Hotter Shoes, Boots etc.

ACCOMMODATION

Internal Width	19'2"	5.85 m
Shop Depth	20'6"	6.28 m
Ground Floor Sales	392 sq ft	36.4 sq m
First Floor Storage/Staff	392 sq ft	36.4 sq m

RENT

Offers are invited in the region of £40,000 per annum exclusive of rates, service charge and VAT.

LFASE

The property is available by way of a new 10 year full repairing and insuring lease subject to a 5 yearly upwards only rent review.

RATES

Rateable Value (2023)	£25,000		
Interested parties are advised to make			
their own enquiries regarding rates			
payable for 2024/25.			

SERVICE CHARGE

£300 per annum.

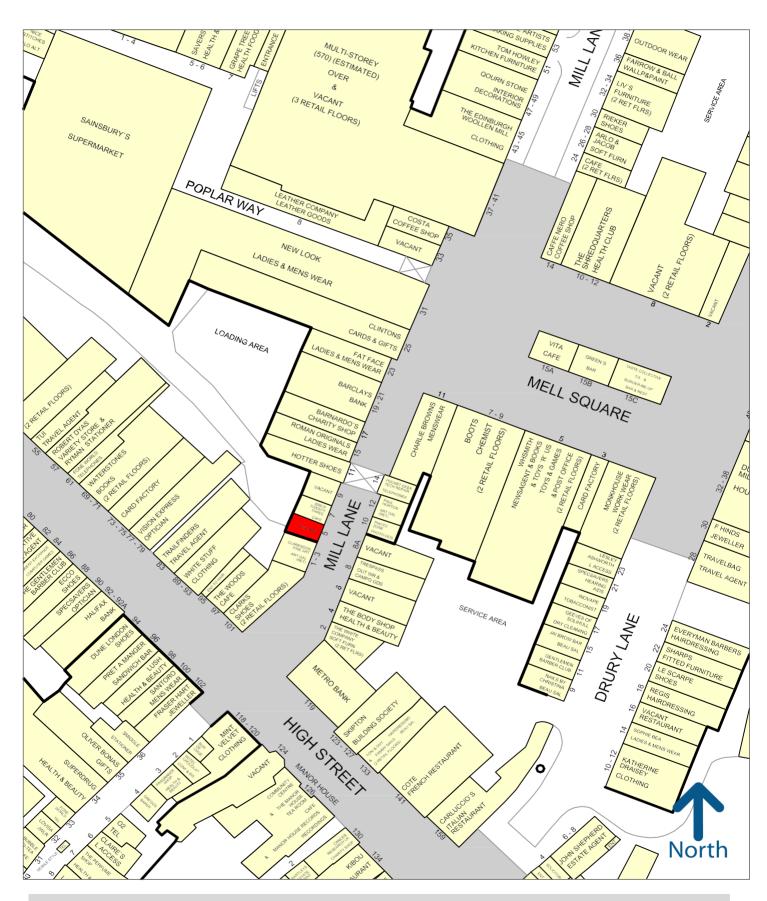
VIEWING

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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