



**ROB ALSTON**  
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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.

### LEASE

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

