



ROB ALSTON
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**PRIME SHOP
TO LET**

SOLIHULL

6 MILL LANE, MELL SQUARE, B91 3AX.

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 **Boots, Dunelm, WH Smith** and **Sainsbury's**.

DESCRIPTION

The property comprises a good sized ground floor retail unit with full cover first floor storage/staff accommodation and is situated in the busiest trading location within the Mell Square Shopping Centre. The property adjoins **The Body Shop**.

Other nearby occupiers include:

The White Company, Clarks, Hotter Shoes, Fat Face, Mint Velvet etc.

ACCOMMODATION

Internal Width	19 ft 4 in	5.91 m
Shop Depth	60 ft 6 in	18.5 m
Ground Floor	1,119	104
Sales	sq ft	sq m
First Floor	1,021	94.9
Storage/Staff	sq ft	sq m

RENT

Offers are invited in the region of **£67,500 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)	£50,500
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25.	
Service Charge	£705 p a

VIEWING

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

EPC

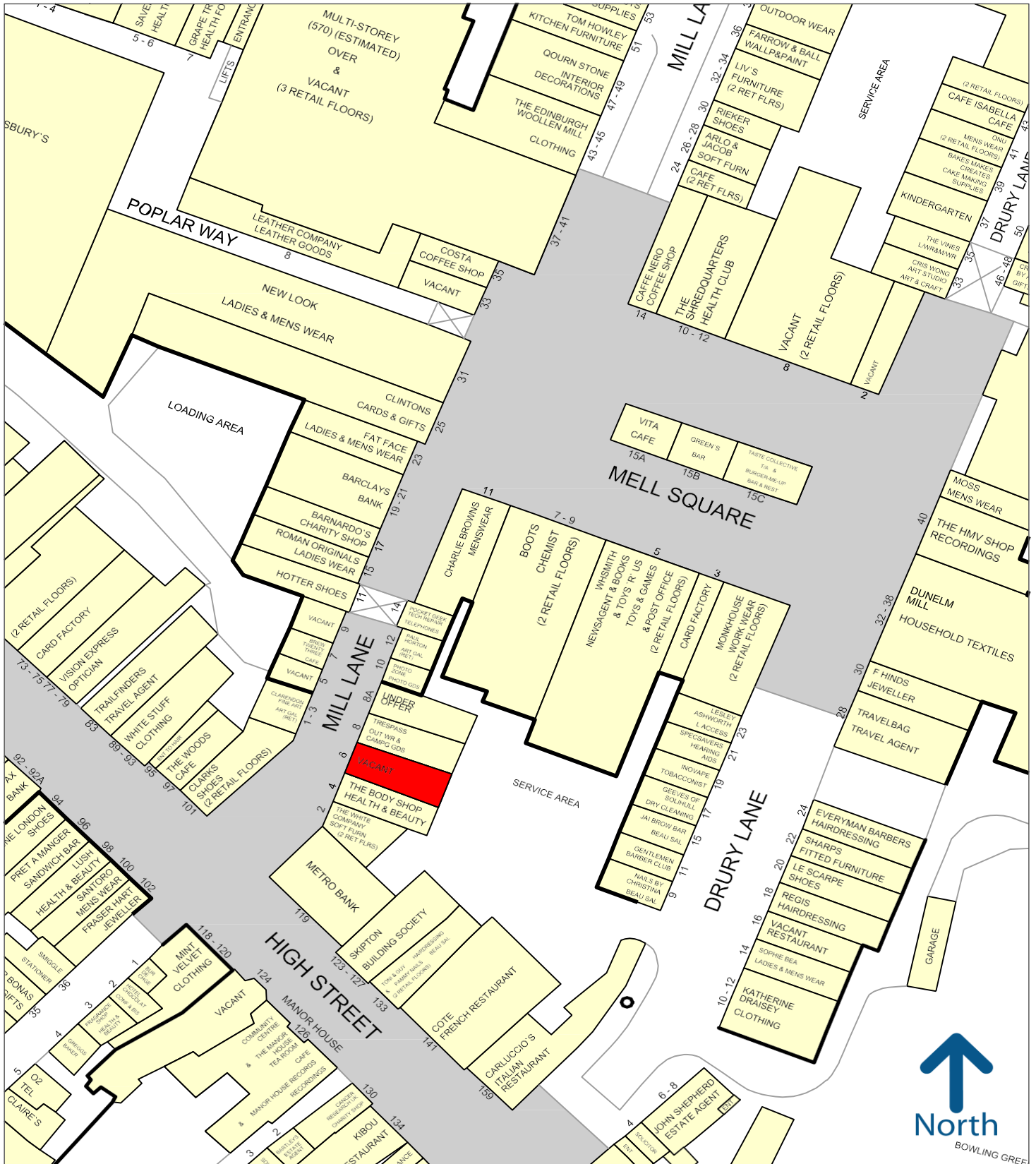
A copy of the Energy Performance Certificate is available on request

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