



ROB ALSTON
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**PRIME SHOP
TO LET**

SOLIHULL

9 MILL LANE, 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, WH Smith, Dunelm** and **Sainsburys**.

DESCRIPTION

The property is situated in a prime and extremely busy trading location on the main stretch leading into the Mell Square Shopping Centre adjoining **Hotter Shoes**.

Other nearby occupiers include **Fat Face, Clarendon Fine Art, The White Company, The Body Shop** etc.

ACCOMMODATION

Internal Width	18 ft 9 in	5.76 m
Ground Floor Sales	481 sq ft	44.7 sq m
Rear Store	15 sq ft	1.39 sq m
First Floor Storage/Staff	355 sq ft	33.0 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)	£33,250
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25	
Service Charge	£250pa

VIEWING

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

EPC

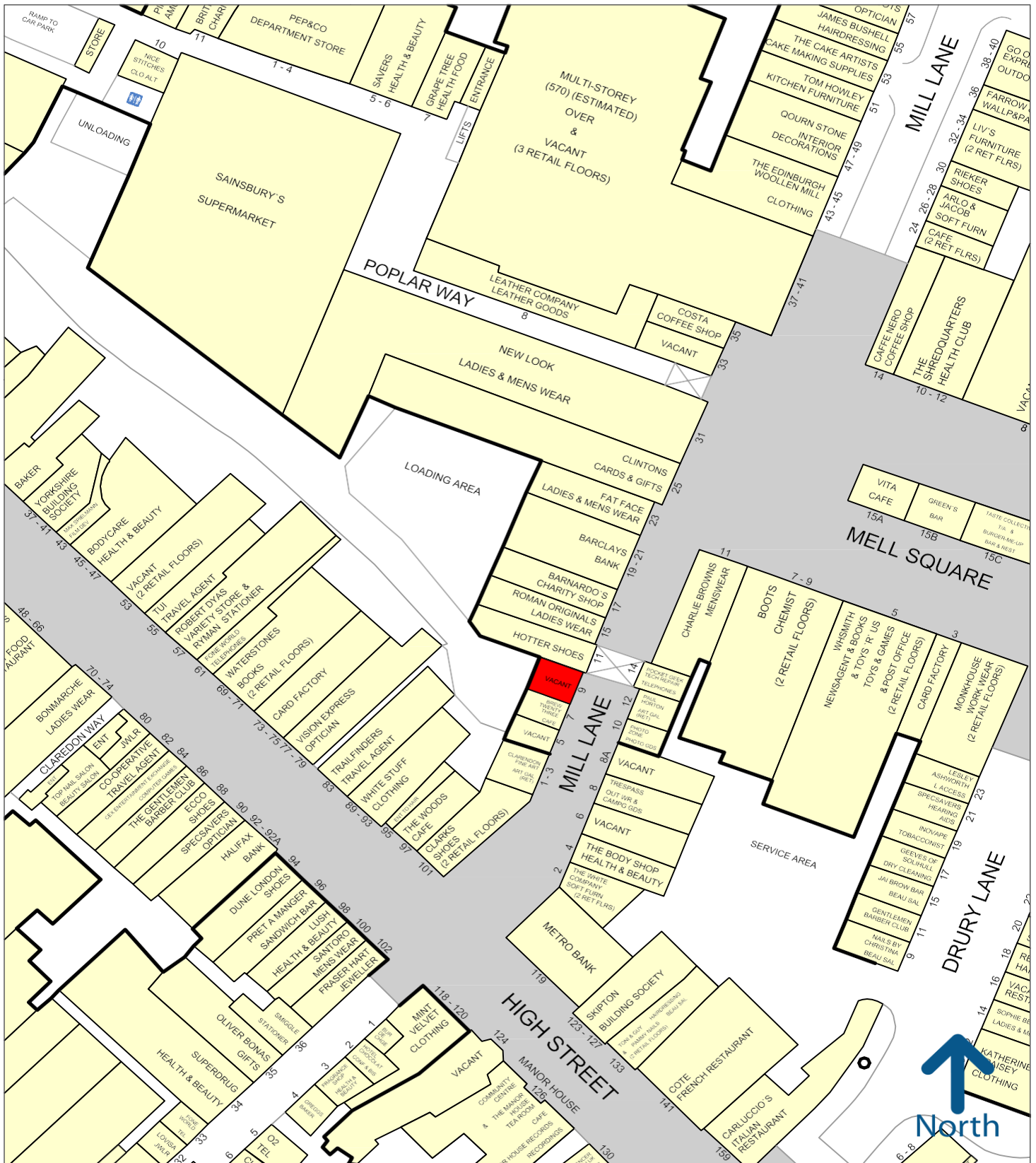
A copy of the Energy Performance Certificate is available on request

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