

# RETAIL SOLIHULL

11 Mell Square



## SHOP TO LET

### 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 anchored by **WHSmith**, **Boots** and **Sainsbury's**.

### SITUATION

The property is situated in an extremely busy trading location with a strong return frontage within Mell Square Shopping Centre, The unit is adjacent to **Boots**, and is in close proximity to **WH Smiths**, **Fat Face** and **Clinton Cards**.

### LEASE

The property is available by way of a new full repairing and insuring lease, subject to vacant possession.

### RENT

£ 95,000 pax

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC

A copy of the Energy Performance Certificate is available on request.

### ACCOMMODATION

Internal Width	73 ft 3	24 ft
Shop Depth	74 ft 9	22,8 m
Ground Floor	1, 805 sq ft	168 sq m
First Floor	2,336 sq ft	217 sq m
Second Floor	352 sq ft	33 sq m

### BUSINESS RATES & SERVICE CHARGE

Rates Payable 2023	£ 33, 792
Insurance charge (23/24)	£ 2,038.68
Service Charge(23/24)	£ 3,208.98

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

### VIEWING

For further information or to arrange a viewing, please contact:

### BWD

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