

RETAIL SOLIHULL

Possible Amalgamation on successful relocation discussions

51-53 Mill Lane, Mell Square Shopping Centre

* 3,000 sq ft Ground Floor sales adjacent Quorn Store, close to Loaf, Arlo & Jacobs and Farrow & Ball



EPC

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

ACCOMMODATION (Approx)

Internal Width	40 ft 4 in	12.3 m
Shop Depth	76 ft 8 in	23.4 m
Ground Floor	2,960 sq ft	275.1 sq m
First Floor	1,920 sq ft	178 ssq m

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, being anchored by **Boots, WH Smiths, Dunelm** and **Sainsbury's**.

SITUATION

The property is situated in a prominent location towards centre of Mell Square and is in close proximity to **Loaf Furniture, Cafe Nero** and **Arlo and Jacob furniture**.

LEASE

The property is available by way of a new 10 year full lease with a year 5 rent review.

RENT

Offers in excess of **£95,000** per annum are invited.

LEGAL COSTS

Each party to be responsible for their own legal costs.

BUSINESS RATES & SERVICE CHARGE

Rates Payable (25/26)	TBA
Service Charge (25/26)	approx £4,800
Insurance Charge (25/26)	approx £1,900

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

VIEWING

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

BWD

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