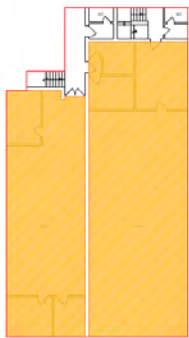


RETAIL SOLIHULL

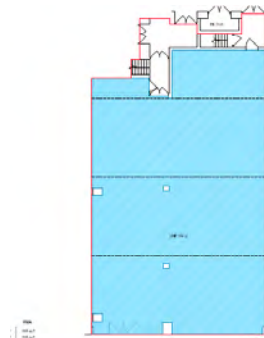
10-12 Mell Square



First Floor



Ground Floor



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 **Dunelm**, **WHSmith**, **Boots** and **Sainsbury's**.

SITUATION

This property is situated in a busy location in Mell Square, adjacent to **Caffè Nero** and close to **Costa**, **WHSmith**, **Boots** and **Fat Face**.

LEASE

Maximum 5 year exact lease, with the lease containing, a mutual Break Option at the end of the 3rd and rolling thereafter on 6m notice,

RENT

On Application

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

Ground Floor	2,993 sq ft	278 sq m
First Floor	2,879 sq ft	267 sq m
Internal Width	42 ft 7 ins	13 m
Shop Depth	70 ft 6 ins	21.5 m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 40,500
Rates Payable (26/27)	£ 22,477.5
Service Charge (26/27)	£ 3,270
Insurance Charge (26/27)	£1,648

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

Nick De-Pons

07767768423

ndepons@bwdretail.co.uk

Emily Bradley

07714478202

ebradley@bwdretail.co.uk

