

## RETAIL UNITS ST JOHN'S WAY SHOPPING CENTRE KNOWLE, SOLIHULL B93 0LE

- Units from 434 sq. ft to 919 sq. ft
- Close to One Stop, Costa Coffee and Tesco Express
- Free car parking
- 22 St Johns Way benefits from Sui Generis (Take Away) planning approval

### LOCATION

Knowle is an affluent and attractive village within the Metropolitan Borough of Solihull situated approximately 2 miles South East of the town centre. Access to the national motorway network is via the A4141 main Birmingham to Warwick Road at Junction 5 of the M42 approximately 1 mile away. The unit is situated fronting the High Street with return frontage to St Johns Way.

### DESCRIPTION

The units will be stripped back to shell condition with W.C. facilities. An electrical distribution board will be left in place for occupiers to connect to.

### ACCOMODATION

Address	Rent	Sq. m	Sq. ft	Service Charge
3-5 St Johns Way	£45,000	117.62	1,226	£1,593.80
9-11 St Johns Way	UNDER OFFER	UNDER OFFER	UNDER OFFER	UNDER OFFER
13 St Johns Way	£17,500	43	459	£635.59
17 St Johns Way	UNDER OFFER	UNDER OFFER	UNDER OFFER	UNDER OFFER
22 St Johns Way	£29,500	85	919	£936

### TENURE

The units are available by way of FRI leases on terms to be agreed.

### EPC

The EPCs are available on request.

### VAT

The properties have been elected for VAT purposes.



### BUSINESS RATES

The properties have the following rateable values:

Address	RV	Business Rates Payable
3-5 St Johns Way	£18,500	£9,065
9-11 St Johns Way	UNDER OFFER	UNDER OFFER
13 St Johns Way	£7,800	£3,822
17 St Johns Way	UNDER OFFER	UNDER OFFER
22 St Johns Way	£9,200	£4,508

### SERVICE CHARGE

The Service charge Budget for these units is c **£1.38 psf**.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

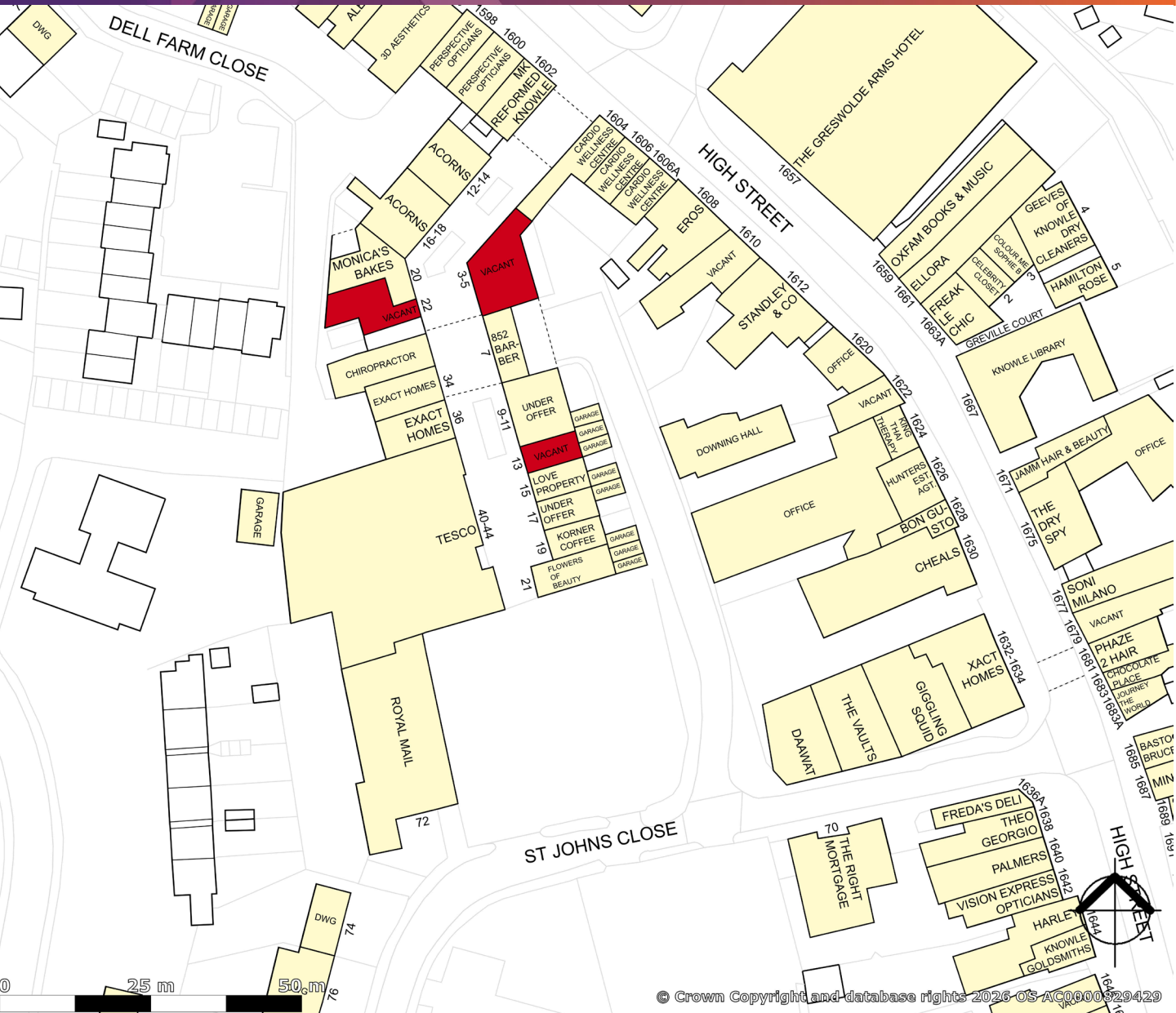
### ANTI MONEY LAUNDERING

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.

### VIEWINGS

Strictly by appointment with the Joint Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**



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