



ROB ALSTON
RETAIL

T: 03301 233224
E: ra@robalstonretail.com
www.robalstonretail.com

**PRIME SHOP
TO LET**

SOLIHULL

12 MILL LANE, MELL SQUARE, B91 3AX.

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 and is anchored by **TK Maxx**, **Boots**, **WHSmith**, **Dunelm** and **Sainsburys**.

DESCRIPTION

The property is situated in a prime and busy trading location on the main run into Mell Square. Nearby occupiers include **Hotter Shoes**, **Fat Face**, **The White Company**, **The Body Shop**, **Crew Clothing**, **Metro Bank** etc.

ACCOMMODATION

Internal Width	21'0"	6.40 m
Ground Floor Sales	481 sq ft	44.7 sq m
First Floor Storage/Staff	406 sq ft	37.7 sq m

RENT

£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)	£32,000
Interested parties are advised to make their own enquiries regarding rates payable for 2023/24	

SERVICE CHARGE

£650 per annum.

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.

SOLIHULL

12 MILL LANE, MELL SQUARE, B91 3AX.



ROB ALSTON
RETAIL



1. Whilst every care is taken in the preparation of these particulars Rob Alston Retail Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.