

RETAIL SOLIHULL

7 MILL LANE, MELL SQUARE, B91 3AR



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**, **Dunelm** & **Sainsburys**.

SITUATION

The property is situated in a prime and extremely busy trading location on Mill Lane and is located between the entrance to Touchwood. Other nearby occupiers include **Fat Face**, **Crew Clothing**, **Hotter Shoes** and **The White Company**.

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

Offers are invited in the region of £45,000 per annum exclusive of rates, service charge and VAT

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

BUSINESS RATES

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

ACCOMMODATION

Internal Width	18 ft 4 in	5.6m
Shop Depth	28 ft 4 in	8.65m
Ground Floor	460 sq ft	42.7 sq m
First Floor	454 sq ft	42.2 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£31,500
Rates Payable (24/25)	£17,199
Service Charge (24/25)	£ 887
Insurance Charge (24/25)	£ 454

ANTI MONEY LAUNDERING -

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of source of funding are required.

VIEWING

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

BWD

Nick De-Pons

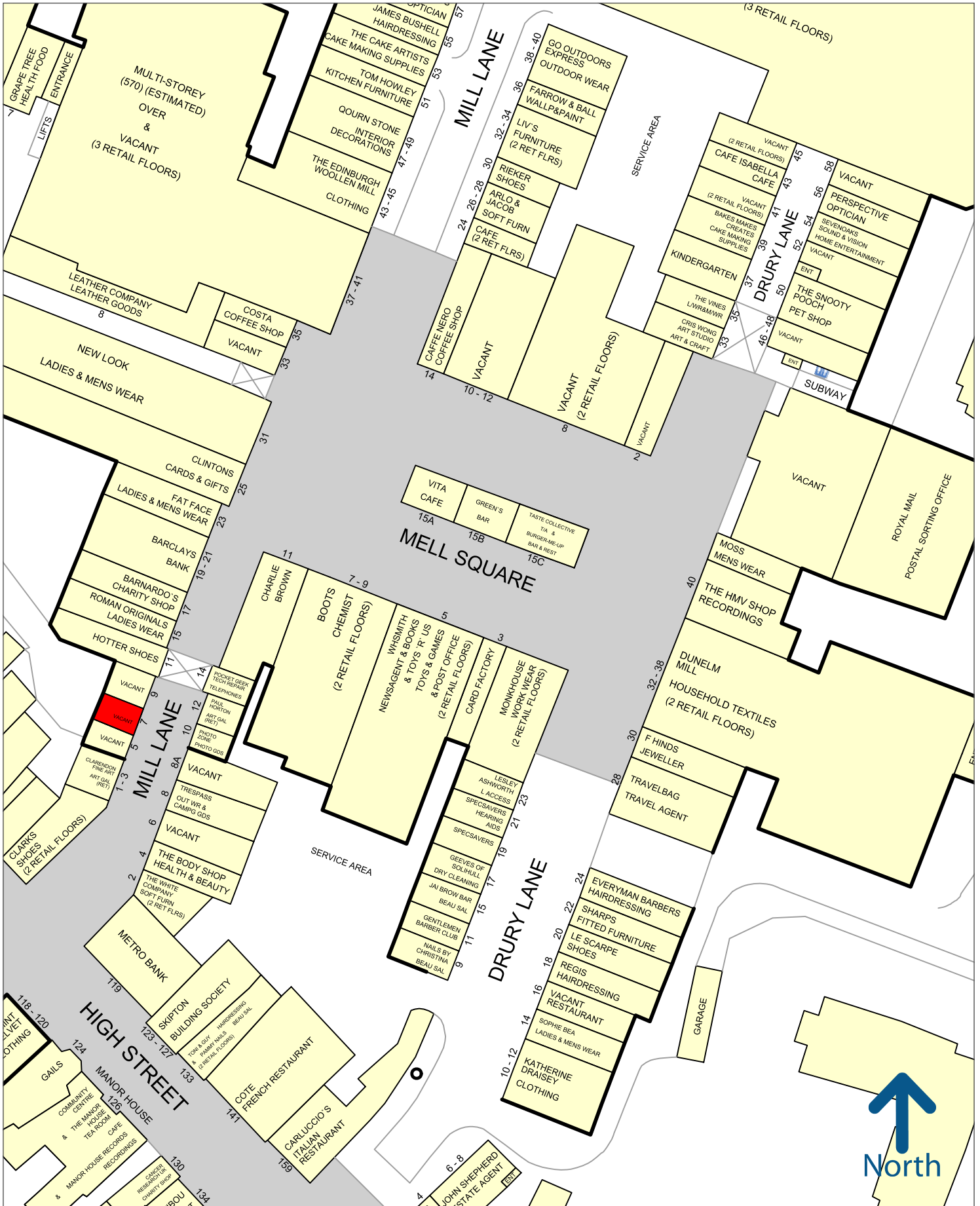
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50 metres

Experian Goad Plan Created: 01/05/2025
Created By: Bidwell Webber De Pons Ltd