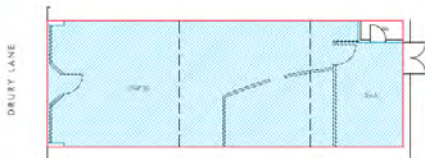


RETAIL SOLIHULL

20 Drury Lane, Mell Square Shopping Centre



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 **WHSmith**, **Boots**, **Dunelm**, **Sainsburys** & **Costa Coffee**.

SITUATION

The property is situated within Mell Square Shopping Centre in close proximity to **WhSmiths**, **Specsavors** and **Everymans Barbers**.

LEASE

The Property is available by way of a new full repairing and insuring lease.

RENT

£ 32,500 pax

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 10 in	5.75 m
Shop Depth	53 ft 2 in	16.2 m
Ground Floor	1,011 sq ft	94 sq m

BUSINESS RATES & SERVICE CHARGE

Insurance Charge (24/25)	£ 356.24
Service Charge (24/25)	£ 2,870.75
Rateable Value (24/25)	£ 22,500
Rates Payable (24/25)	£ 11,228

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:

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