



**ROB ALSTON**  
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**PROMINENT  
CORNER UNIT  
ADJACENT TO  
COSTA COFFEE**

## SOLIHULL

33 MILL LANE, B91 3BA.

### 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 **T K Maxx**, **Boots**, **WH Smith**, **Dunelm** and **Sainsbury's**.

### DESCRIPTION

The property comprises a prominent and visible corner location having the benefit of a strong return frontage. The unit adjoins **Costa Coffee** and is located at the entrance to Poplar Way.

Other nearby occupiers include **New Look**, **Caffe Nero**, **Fat Face**, **T K Maxx** etc.

### ACCOMMODATION

Internal Width	19 ft 6 in	5.97 m
Shop Depth	43ft 9in	13.4 m
Ground Floor Sales Area	855 sq ft	79.5 sq m

### RENT

**£35,000 per annum.**

### LEASE

The property is available by way of a new 10 year full repairing and insuring lease with a Year 5 rent review.

### RATES

Rateable Value (2023)	£33,250
Interested parties are advised to make their own enquiries regarding rates payable for 2023/24.	
Service Charge	£1,050 pa

### 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.

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