

RETAIL SOLIHULL

47-49 Mill Lane, Mell Square, Solihull



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, being anchored by **Boots, WH Smiths, Dunelm, TK Maxx and Sainsbury's**.

SITUATION

The unit is in close proximity to **Costa Coffee** and is located near the entrance to Poplar Way. Other nearby occupiers include **New Look, Caffe Nero, Boots, WH Smith etc.**

LEASE

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

RENT

Quote rent of £55,000 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.

ACCOMMODATION

Internal Width	37 ft 5 in	11.40 m
Shop Depth	67 ft 3 in	20.50 m
Ground Floor	2,680 sq ft	249 sq m
First Floor	2,573 sq ft	239 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value April 2023	£ 68,000
Rates Payable (2023)	£ 34,816
Service Charge (23/24)	£ 5,260.67
Insurance	£ 1,358.96

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

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:

BWD

Nick De Pons

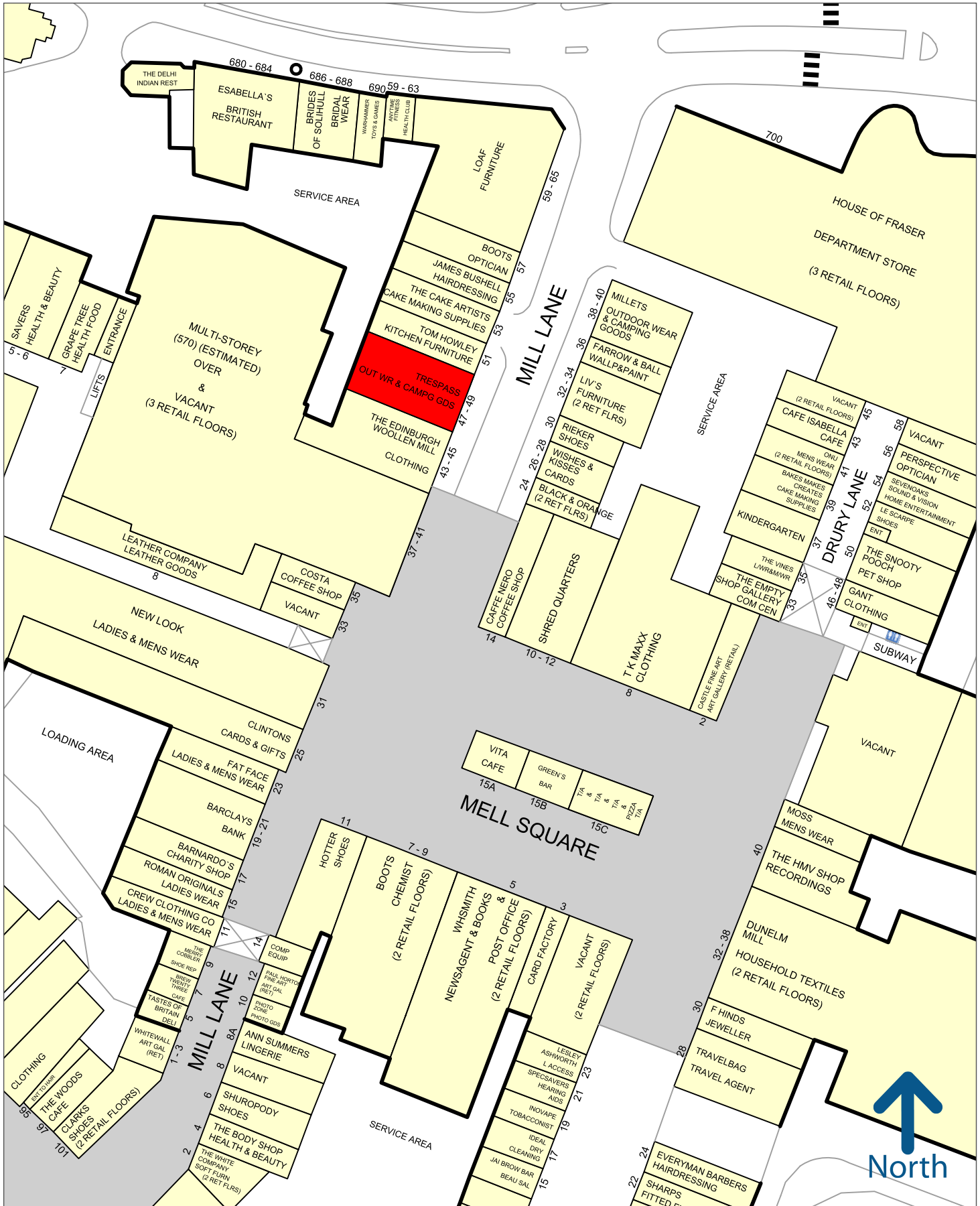
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50 metres

Experian Goad Plan Created: 05/05/2023
Created By: Bidwell Webber De Pons Ltd



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