

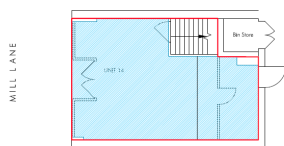
RETAIL SOLIHULL

TO LET

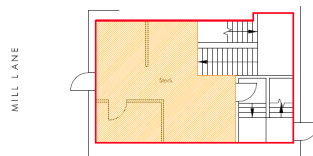
14 Mill Lane, Mell Square, Solihull B91 3AX



Ground Floor



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

SITUATION

The property is situated in a prime and extremely busy trading location, situated between the main entrance for Touchwood Court, and the Prime stretch into Mell Square Shopping Precinct. Nearby occupiers include **Hoffer Shoes, New Look, and Charles Tyrwhitt and Fat Face**.

LEASE

The Property is available by way of a new FRI Lease. For a term of years to be agreed.

RENT

£45,000 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	19 ft	5,80 m
Shop Depth	28 ft 10 in	8,80 m
Ground Floor	480 sq ft	45 sq m
First Floor	320 sq ft	30 sq m
Second Floor	380 sq ft	35 sq m

BUSINESS RATES & SERVICE CHARGE

Rates Payable (24/25)	£ 17,340
Service Charge (24/25)	£ 854
Insurance (24/25)	£ 776

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:

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