



ROB ALSTON
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**PRIME SHOP
UNIT TO LET**



SOLIHULL

8 MILL LANE, SOLIHULL, B91 3AR.

LOCATION

Solihull is one of the UK's most affluent towns and is located approximately 10 miles southeast of Birmingham. Mell Square is a 500,000 sq ft open shopping centre and is anchored by **Boots, Dunelm, WH Smith, T K Maxx** and **Sainsburys**.

DESCRIPTION

The property is situated in a prime and extremely busy trading location between the main entrance for Touchwood and the prime stretch into Mell Square. Nearby occupiers include **Fat Face, Crew Clothing, Hotter Shoes, Body Shop, The White Company** and **Metro Bank**.

ACCOMMODATION

Ground Floor	1,025	95.2
Sales	sq ft	sq m
First Floor	2,065	191.8
Sales	sq ft	sq m

The property benefits from having a good sales staircase linking the ground floor to an extensive first floor trading area.

COMMENCING RENT

Offers are invited in the region of **£75,000 per annum** exclusive of rates, service charge and VAT.

LEASE

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

RATES

Rateable Value (2017)	£75,500
Service Charge (2021/22)	£1,109.57pa

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

