

37-41 MILL LANE - SOLIHULL, B91 3AT

Long Leasehold or Leasehold Available

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LOCATION

The subject property occupies a prominent corner position fronting pedestrianised Mell Square with a secondary customer entrance from Poplar Way within Mell Square Shopping Centre. There is also provision for customers to collect by car at the rear of the store off Warwick Road (B4102) adjacent to the recently refurbished loading bays. Nearby parking is in the Shopping Centre and in the Mell Square car park.

Retailers in close proximity include **Boots, TK Maxx, Dunelm Mill (Ex BHS) and WH Smith.**

ACCOMMODATION

The property is arranged over three floors providing the following approximate floor areas:

	Sq ft	Sq m
Ground Floor Sales	33,994	3,158
First Sales	32,814	3,048
Second Ancillary	23,037	2,140
Total		

*The property is available as a whole or on a split.

TENURE

The premises are available on a Long Leasehold basis (due to expire 2089) with full Vacant Possession.

Alternatively, the premises are available on a new lease basis on the whole or part.

RENT

Rental information available upon request.



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RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £445,000

UBR Rate (2025/26): 55.5p

Rates Payable: £246,975

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Jonathan Netley

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07768 857 690

Important Notice

McMullen Real Estate and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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