

RETAIL Solihull

33 Mill Lane, Mell Square, Solihull

Prominent Corner Unit



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

Offers are invited in the region of **£35,000 per annum** per annum.

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 6 in	5.97 m
Shop Depth	43 ft 9 in	13.4 m
Ground Floor	855 sq ft	79.5 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 33,250
Rates Payable (22/23)	£ 17,024
Service Charge (22/23)	£ 852

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

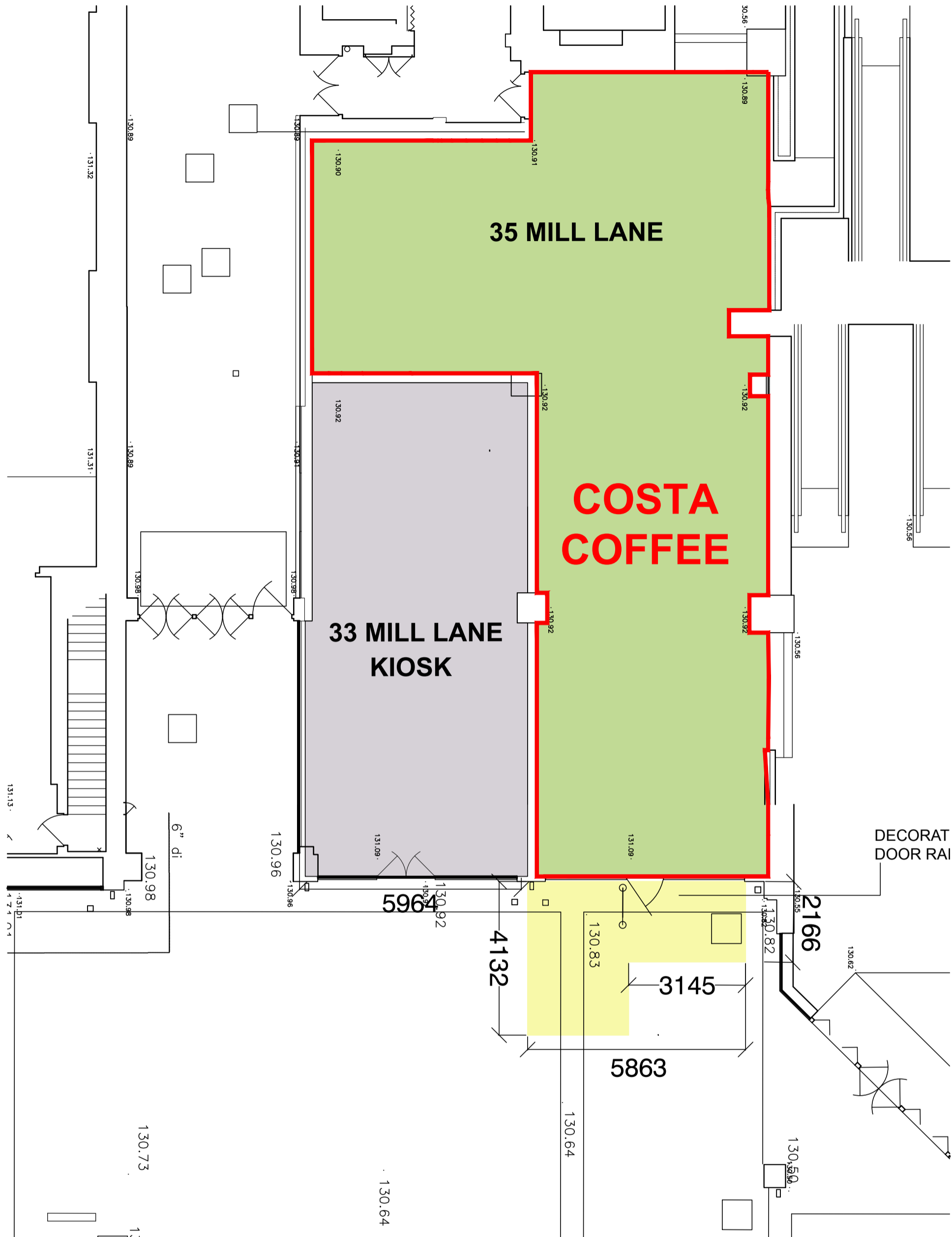
07767-768-423

ndepons@bwdretail.co.uk

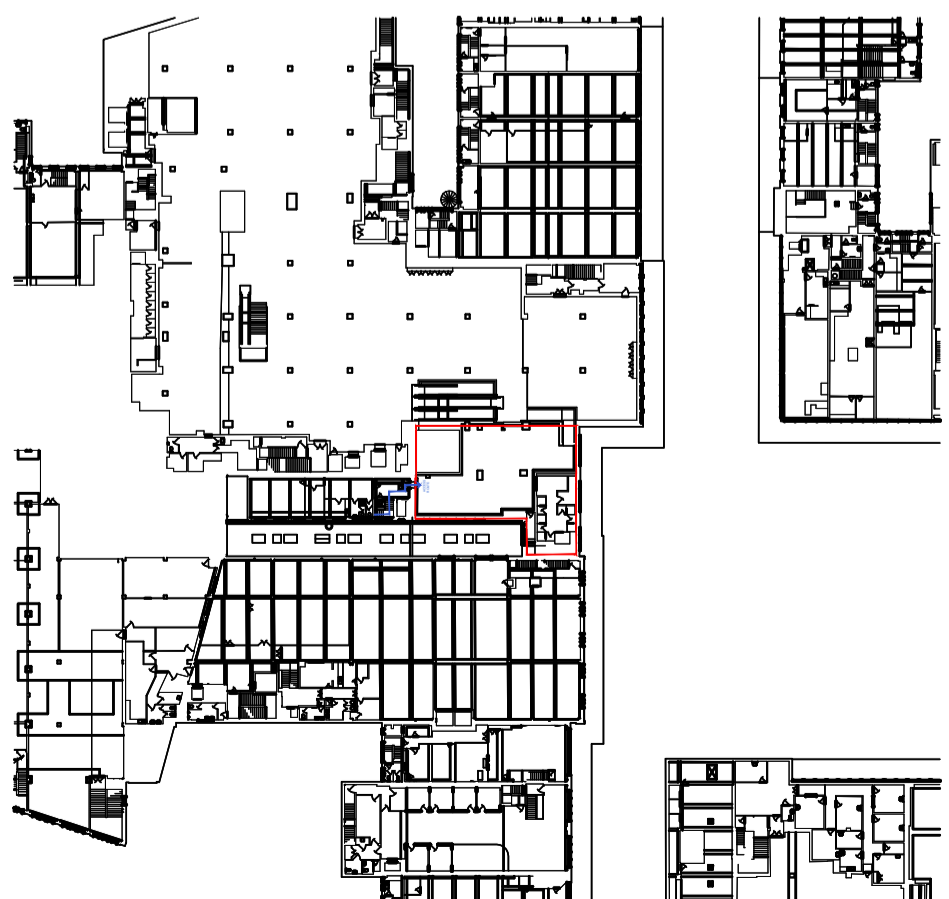
Rob Alston

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GROUND FLOOR PLAN (REMAINS THE SAME) @ 1:100



LOCATION PLAN @ 1:1000

REV	DATE	NOTES	CHK

Client

IM PROPERTIES

Project

MELL SQUARE, SOLIHULL

Drawing Title

33 - 35 MILL LANE
AREA COMPARISONS

Drawn	Checked	Paper Size	Scale	Date
RC	SF	A1	1:100	DEC 2018
Project No.		Drawing No.	Revision	
18299		1005	-	

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