



T: 03301 233224
E: ra@robalstonretail.com
www.robalstonretail.com

**PRIME SHOP
TO LET**



SOLIHULL

5 MILL LANE, MELL SQUARE, B91 3AR.

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 and is anchored by **Marks & Spencer, House of Fraser, Boots, WHSmith, Dunelm** and **Sainsburys**.

DESCRIPTION

The property is situated in a prime and extremely busy trading location on Mill Lane and is located between the entrance to **Touchwood** and **M&S**. The property adjoins **Thorntons** and other nearby occupiers include **Clarks, Metro Bank, The White Company, The Body Shop, Mountain Warehouse, Boots** etc.

ACCOMMODATION

Internal Width	19'2"	5.85 m
Shop Depth	20'6"	6.28 m
Ground Floor Sales	392 sq ft	36.4 sq m
First Floor Storage/Staff	392 sq ft	36.4 sq m

RENT

Offers are invited in the region of **£45,000 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 yearly upwards only rent review.

RATES

Rateable Value (2017)	£46,000
Interested parties are advised to make their own enquiries regarding rates payable for 2019/20	

SERVICE CHARGE

£260.04 per annum.

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or joint agent **NICK DE-PONS** of BWD (0121 262 6542)

EPC

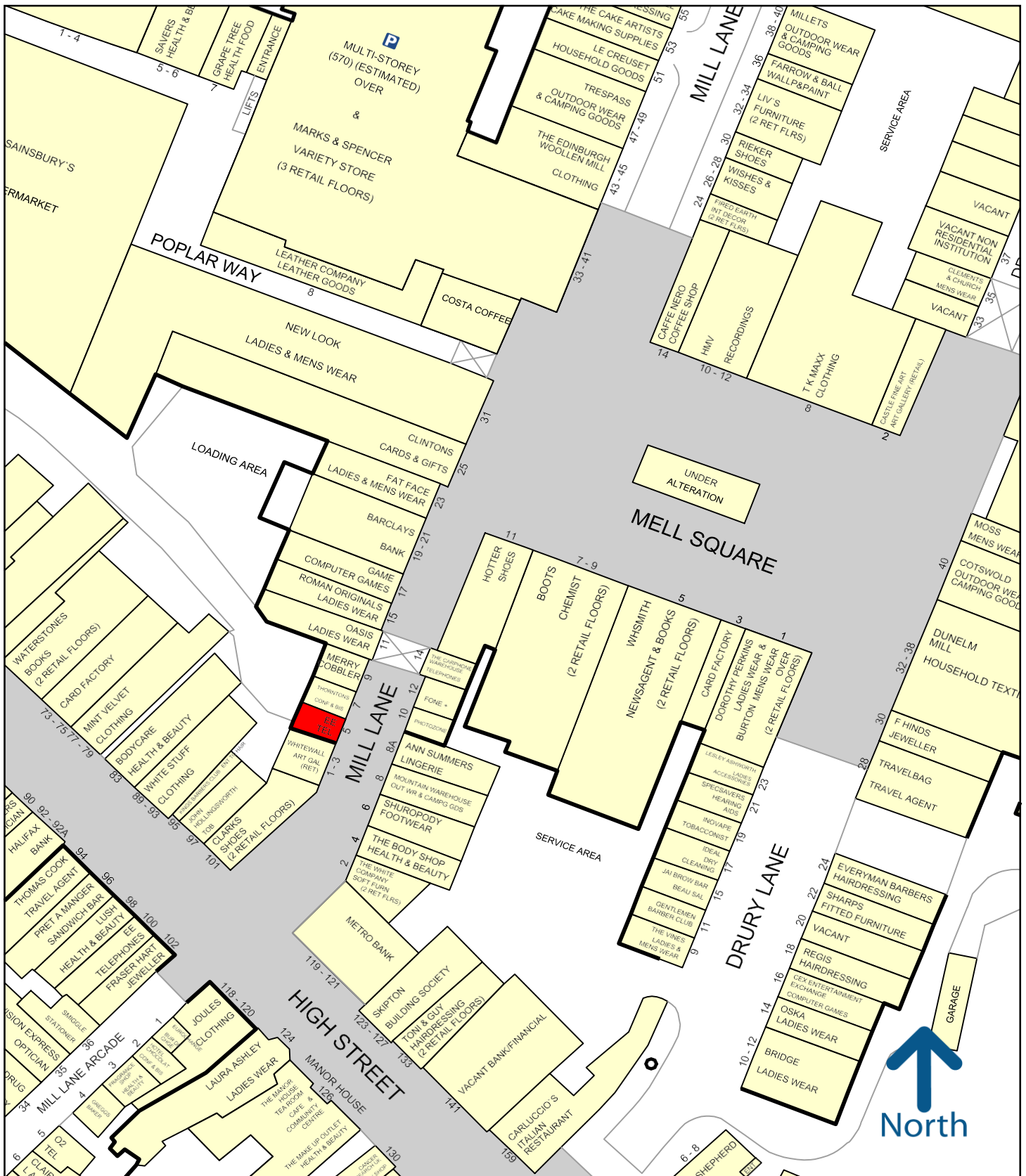
A copy of the Energy Performance Certificate is available on request

SOLIHULL

5 MILL LANE, MELL SQUARE, B91 3AR.



ROB ALSTON
RETAIL



1. Whilst every care is taken in the preparation of these particulars Rob Alston Retail Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.