

# RETAIL SOLIHULL

2 Mell Square

## EPC

A copy of the Energy Performance Certificate is available on request.

## ACCOMMODATION

Internal Width	19 ft 7	6 m
Shop Depth	76 ft 6	23.3 m
Ground Floor	1,442 sq ft	134 sq m
First Floor	1,427 sq ft	132 sq m

## BUSINESS RATES & SERVICE CHARGE

Rateable Value April 2023	£42,500
Rates Payable 2023	£23,205
Insurance charge (22/23)	927.07
Service Charge(22/23)	£1,519.75

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 anchored by **WHSmith**, **Boots** and **Sainsbury's**.

## SITUATION

The property is situated in an extremely busy trading location within Mell Square Shopping Centre, close to **Card Factory** adjacent to **TK Maxx**, with other nearby Retailers include **WHSmith**, **Boots** and **Moss Bros**.

## LEASE

The property is available by way of a new full repairing and insuring lease, for a maximum 5 year term, having provisions for quarterly mutual redevelopment breaks from 1st January 2028.

## RENT

Offers are invited in the region of £45,000 per annum.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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

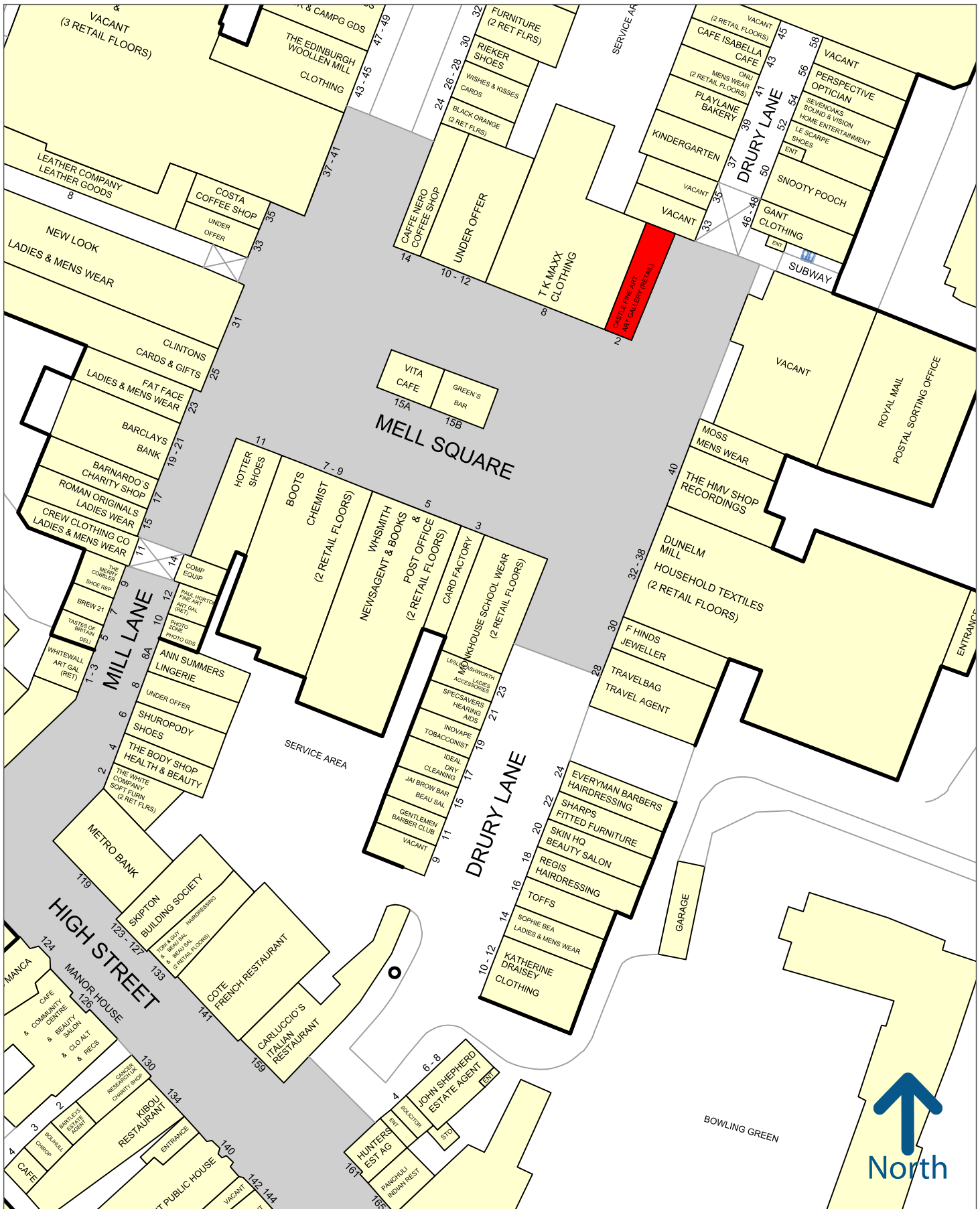
For further information or to arrange a viewing, please contact:

## BWD

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## Robert Alston Retail

Robert Alston  
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50 metres

Experian Goad Plan Created: 09/12/2022  
Created By: Bidwell Webber De Pons Ltd



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