

RETAIL SOLIHULL

7,9 MILL LANE, MELL SQUARE, B91 3AR



Ground Floor

First Floor



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, Dunelm & Sainsburys**.

SITUATION

The property is situated in a prime and extremely busy trading location on Mill Lane and is located in close proximity to the entrance to Touchwood. Other nearby occupiers include **Tresspass, The Body Shop, Hotter Shoes** and **The White Company**.

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

Quote Rent - £70,000 pax

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION

Internal Width	36 ft 1 in	11 m
Shop Depth	27 ft 6 in	8.40m
Ground Floor	875 sq ft	81 sq m
First Floor	300 sq ft	28 sq m
First Floor Store	431 sq ft	40 sq m

***Opportunity for external seating (subject to separate license)**

BUSINESS RATES & SERVICE CHARGE

Estimated Service Charge	£1,000 pa
Estimated Insurance	£1,000 pa

ANTI MONEY LAUNDERING -

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of source of funding are required.

VIEWING

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

BWD

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