



ROB ALSTON
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**PRIME SHOP
TO LET**

SOLIHULL

10 MILL LANE, MELL SQUARE, B91 3AX.

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, WH Smith, Dunelm and Sainsbury's.**

DESCRIPTION

The property is situated in the busiest location within Mell Square in a prime pedestrianized location where nearby occupiers include **The Body Shop, Fat Face, Hotter Shoes, Mountain Warehouse, Oasis, The White Company** with **Metro Bank** shortly due to open.

ACCOMMODATION

Ground Floor Internal Width	20 ft 0 in	6.1 m
Shop Depth	26 ft 3 in	8.02m
Ground Floor Sales	479 sq ft	44.5 sq m
First Floor Storage/Staff	417 sq ft	38.7 sq m

RENT

Offers are invited in the region of **£50,000 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 year rent review.

RATES

Rateable Value (2017)	£47,750
Interested parties are advised to make their own enquiries regarding rates payable for 2019	
Service Charge	£600 p a

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

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