



ROB ALSTON
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**PRIME RETAIL
UNIT TO LET**

SOLIHULL

26/28 MILL LANE, MELL SQUARE, B91 3BA.

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.**

ACCOMMODATION

Internal Width	27 ft 6 in	8.41 m
Ground Floor Sales Area	1,005 sq ft	93.4 sq m
First Floor Storage/Staff	929 sq ft	86.3 sq m

RATES

Rateable Value (2017)	£41,500
Interested parties are advised to make their own enquiries regarding rates payable for 2019.	
Service Charge	£710 pa

DESCRIPTION

The property is situated in a prominent good secondary trading location on Mill Lane close to a number of quality lifestyle/homewares users where **LOAF** have recently opened opposite in a 6,000 sq ft unit.

Other nearby occupiers include **Fired Earth, Farrow & Ball, Liv Furniture, Le Creuset** etc.

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.

VIEWING

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

EPC

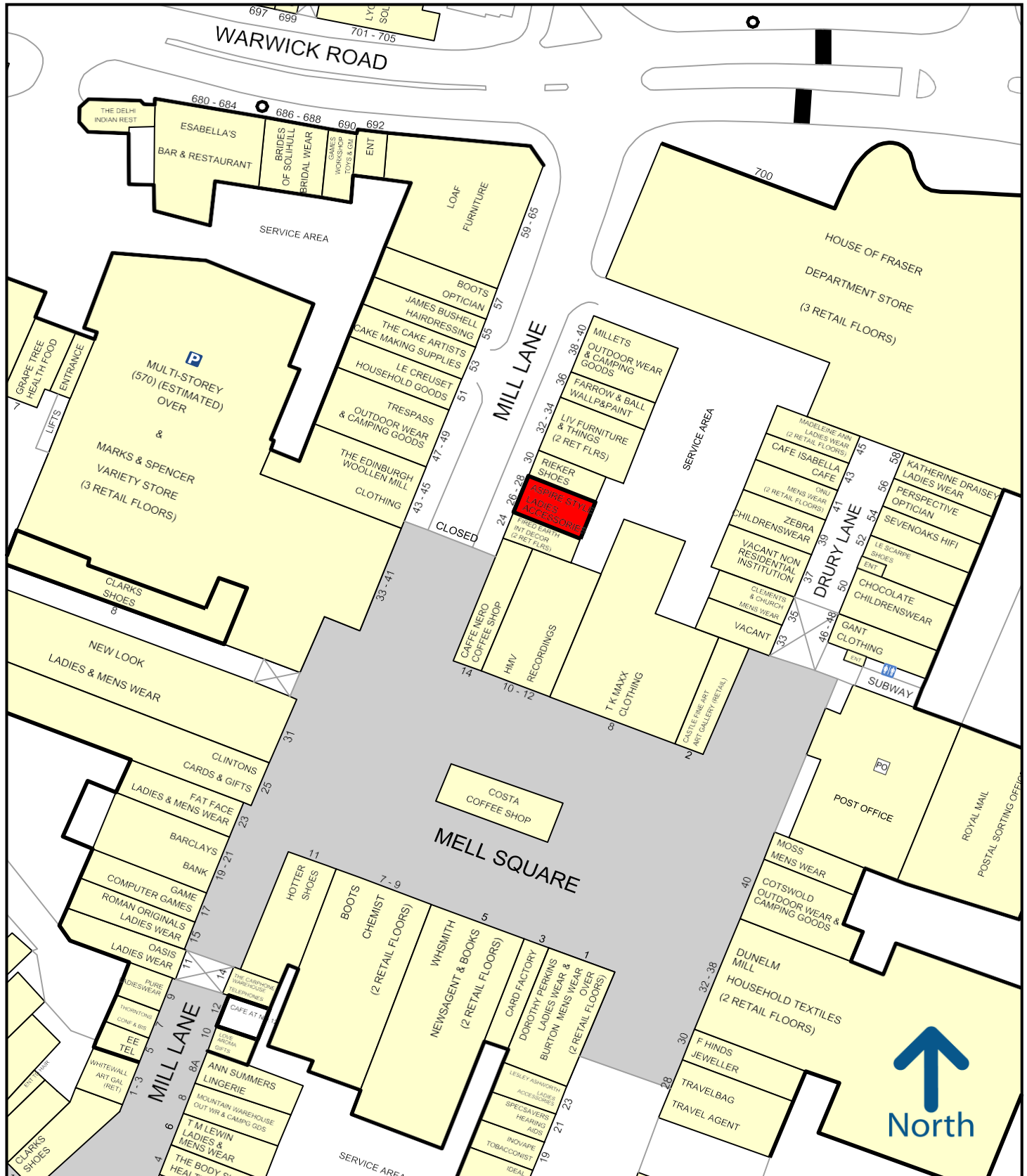
A copy of the Energy Performance Certificate is available on request

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