



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**PRIME SHOP
TO LET**



SOLIHULL

6 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**.

ACCOMMODATION

Internal Width	19 ft 4 in	5.91 m
Shop Depth	60 ft 6 in	18.5 m
Ground Floor	1,119	104
Sales	sq ft	sq m
First Floor	1,021	94.9
Storage/Staff	sq ft	sq m

RATES

Rateable Value (2017)	£76,000
Interested parties are advised to make their own enquiries regarding rates payable for 2018/19	
Service Charge	£1,700 p a

DESCRIPTION

The property comprises a good sized ground floor retail unit with full cover first floor storage/staff accommodation and is situated in the busiest trading location within the Mell Square Shopping Centre. The property adjoins **The Body Shop** and **Mountain Warehouse**.

Other nearby occupiers include **The White Company, Clarks, Oasis, Hotter Shoes, Fat Face, Joules** etc.

RENT

Offers are invited in the region of **£90,000 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

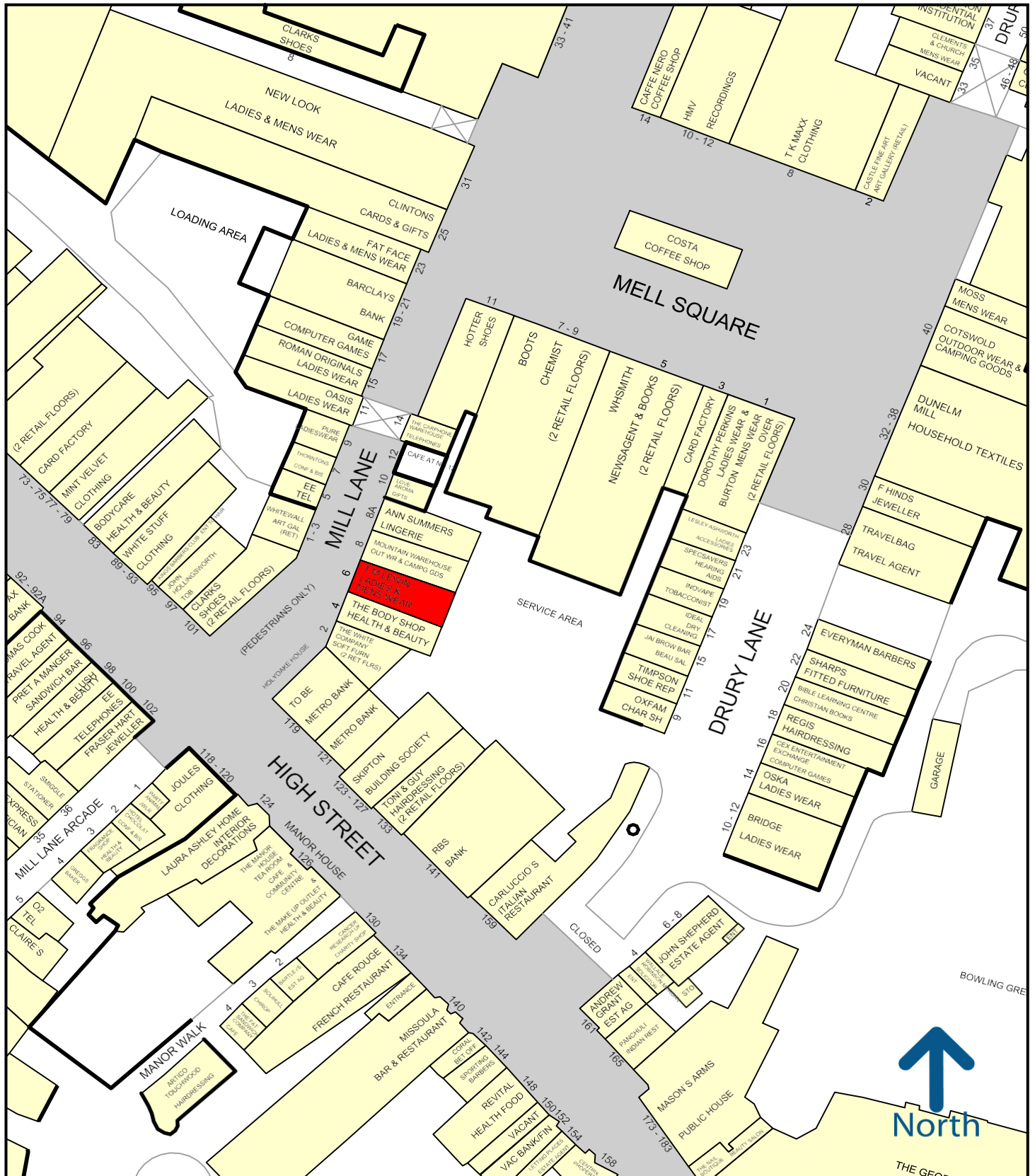
A copy of the Energy Performance Certificate is available on request

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