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**PROMINENT
AND HIGHLY
VISIBLE CORNER
UNIT TO LET**

SOLIHULL

8, POPLAR WAY, MELL SQUARE, B91 3BX.

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

ACCOMMODATION

Internal Width	5.8 m	19ft 0ins
Ground Floor Sales	178.7 sq m	1,923 sq ft
First Floor Storage	78.5 sq m	845 sq ft
Basement Store	6.1 sq m	66 sq ft

RATES

Rateable Value(2017)	£45,250
Interested parties are advised to make their own enquiries regarding rates payable for 2017/18	
Service Charge 2018	£19,930 pa

DESCRIPTION

The property comprises a highly prominent corner unit located adjoining **M&S** and opposite **Sainsbury's/Argos** within the covered Poplar Way mall.

Other nearby occupiers include **New Look, Poundland/PEP & Co, Grape Tree** etc.

RENT

Offers are invited in the region of **£45,000 per annum** exclusive of rates, service charge & VAT.

LEASE

The property is available by way of a new 10 year full repairing and insuring lease with a year 5 rent review.

VIEWING

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

EPC

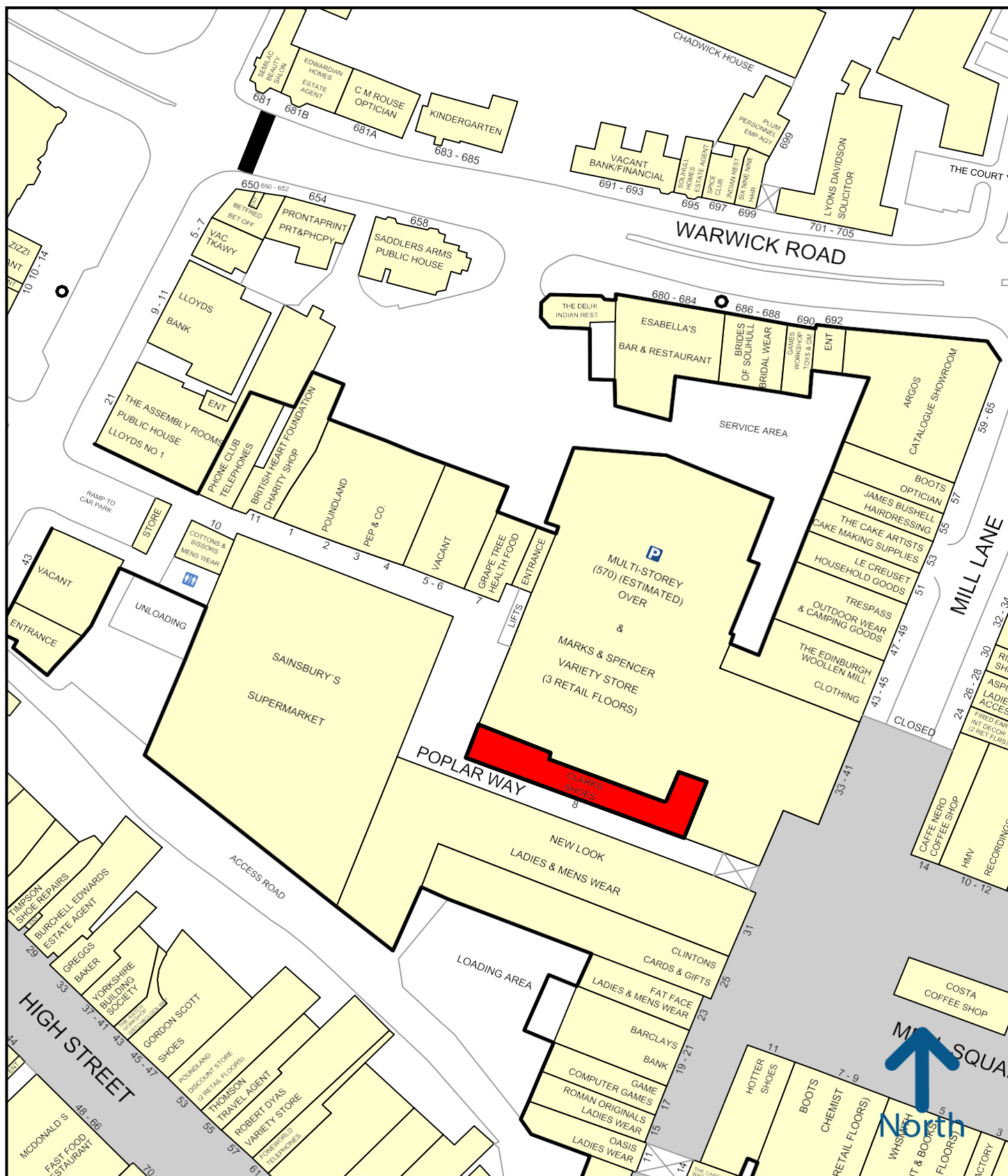
A copy of the Energy Performance Certificate is available on request.

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