



ROB ALSTON
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**PROMINENT
SHOP UNIT
TO LET**

SOLIHULL

20, DRURY LANE, MELL SQUARE, B91 3BG.

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, WHSmith** and **Sainsburys**.

ACCOMMODATION

Internal Width	5.86 m	19ft 3ins
Shop Depth	16.48 m	54ft 1 ins
Ground Floor Sales	94.2 sq m	1,014 sq ft

RATES

Rateable Value(2017)	£26,750
Interested parties are advised to make their own enquiries regarding rates payable for 2017/18	
Service Charge 2017/18	£250 pa

DESCRIPTION

The property is situated in a prominent secondary trading location on Drury Lane which links High Street through to Mell Square.

The property adjoins **Sharps** and **Regis** and other nearby occupiers include **Everyman Barbers, Bridge/Oska Ladieswear, Travelbag, CEX, Specsavers Hearcare, Carluccios** etc.

RENT

Offers are invited in the region of **£32,000 per annum** exclusive of rates, service charge & VAT.

LEASE

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

VIEWING

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

EPC

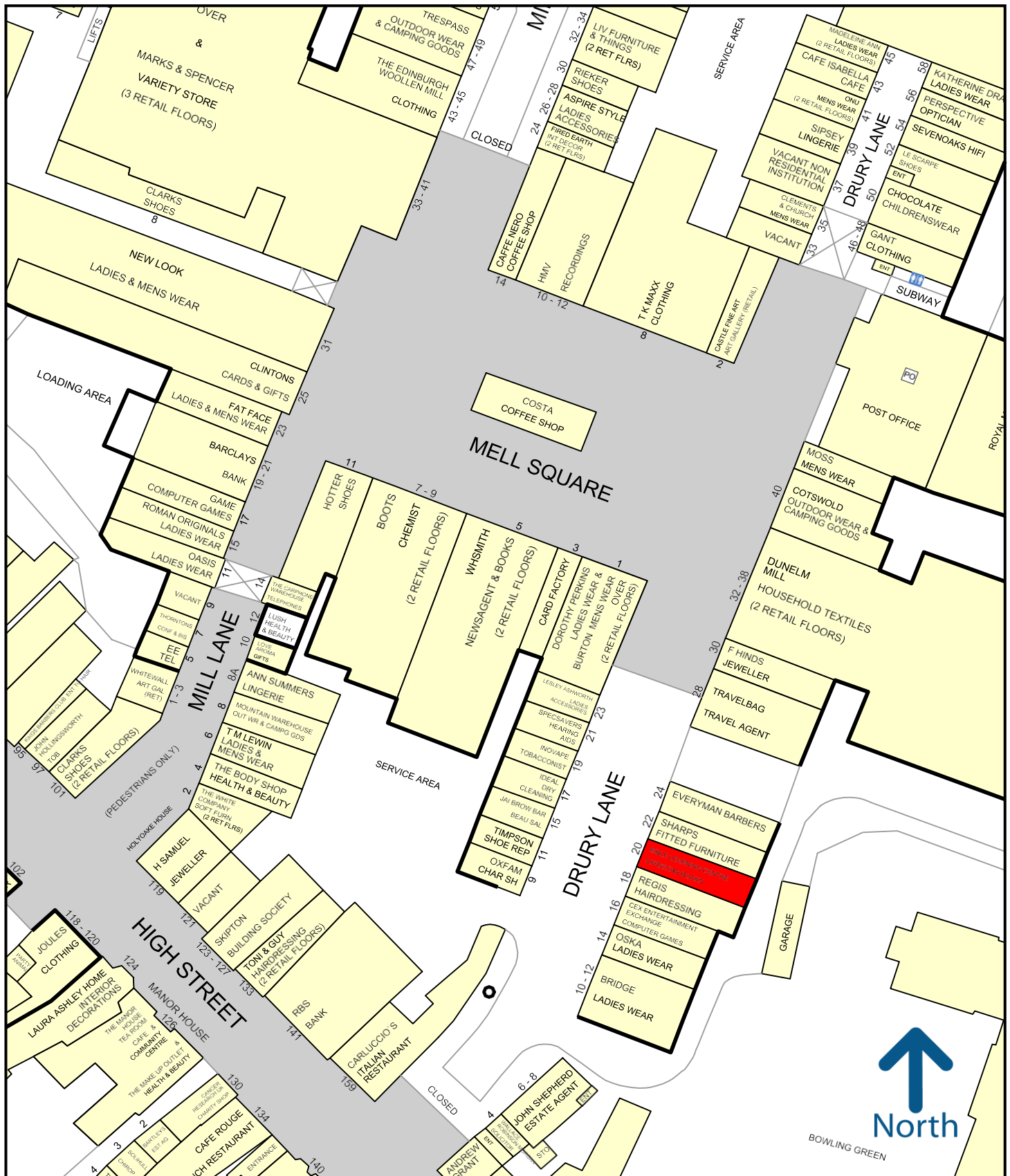
A copy of the Energy Performance Certificate is available on request.

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