



ROB ALSTON
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**PRIME SHOP
TO LET**

SOLIHULL

12 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, WHSmith, Dunelm** and **Sainsburys**.

DESCRIPTION

The property is situated in a prime and busy trading location on the main run into Mell Square. Nearby occupiers include **Hotter Shoes, Fat Face, TM Lewin, The White Company, The Body Shop, Mountain Warehouse, Oasis** etc.

ACCOMMODATION

Internal Width	21'0"	6.40 m
Ground Floor Sales	483 sq ft	44.9 sq m
First Floor Storage/Staff	430 sq ft	40.0 sq m

RENT

Offers are invited in the region of **£52,500 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.

RATES

Rateable Value (2017)	£48,250
Interested parties are advised to make their own enquiries regarding rates payable for 2017/18	

SERVICE CHARGE

£570 per annum.

VIEWING

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

EPC

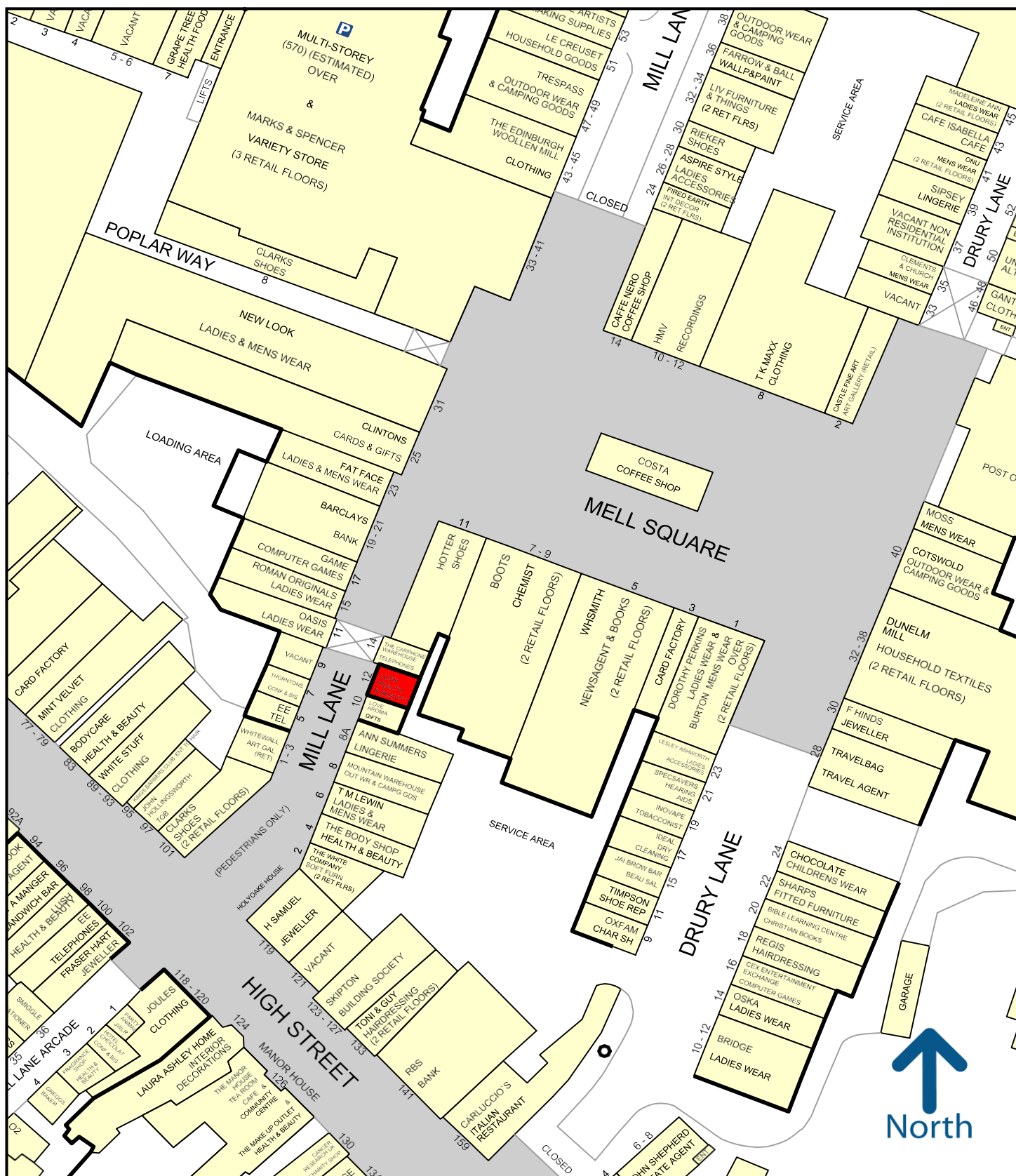
A copy of the Energy Performance Certificate is available on request

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