



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**PRIME SHOP
TO LET**

SOLIHULL

9 MILL LANE, B91 3AR.

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 extremely busy trading location on the main stretch leading in to the Mell Square Shopping Centre adjoining **Oasis** and **Thorntons**.

Other nearby occupiers include **TM Lewin, The White Company, Fat Face, The Body Shop, Mountain Warehouse**, etc.

ACCOMMODATION

Internal Width	18 ft 9 in	5.76 m
Ground Floor	481 sq ft	44.7 sq m
Rear Store	15 sq ft	1.39 sq m
First Floor	355 sq ft	33.0 sq m
Storage/Staff		

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)	£49,500
Estimated Rates Payable (2017/18) UBR 47.9p/£ (Transitional relief may apply)	£23,710 p a
Service Charge	£500 p a

VIEWING

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

EPC

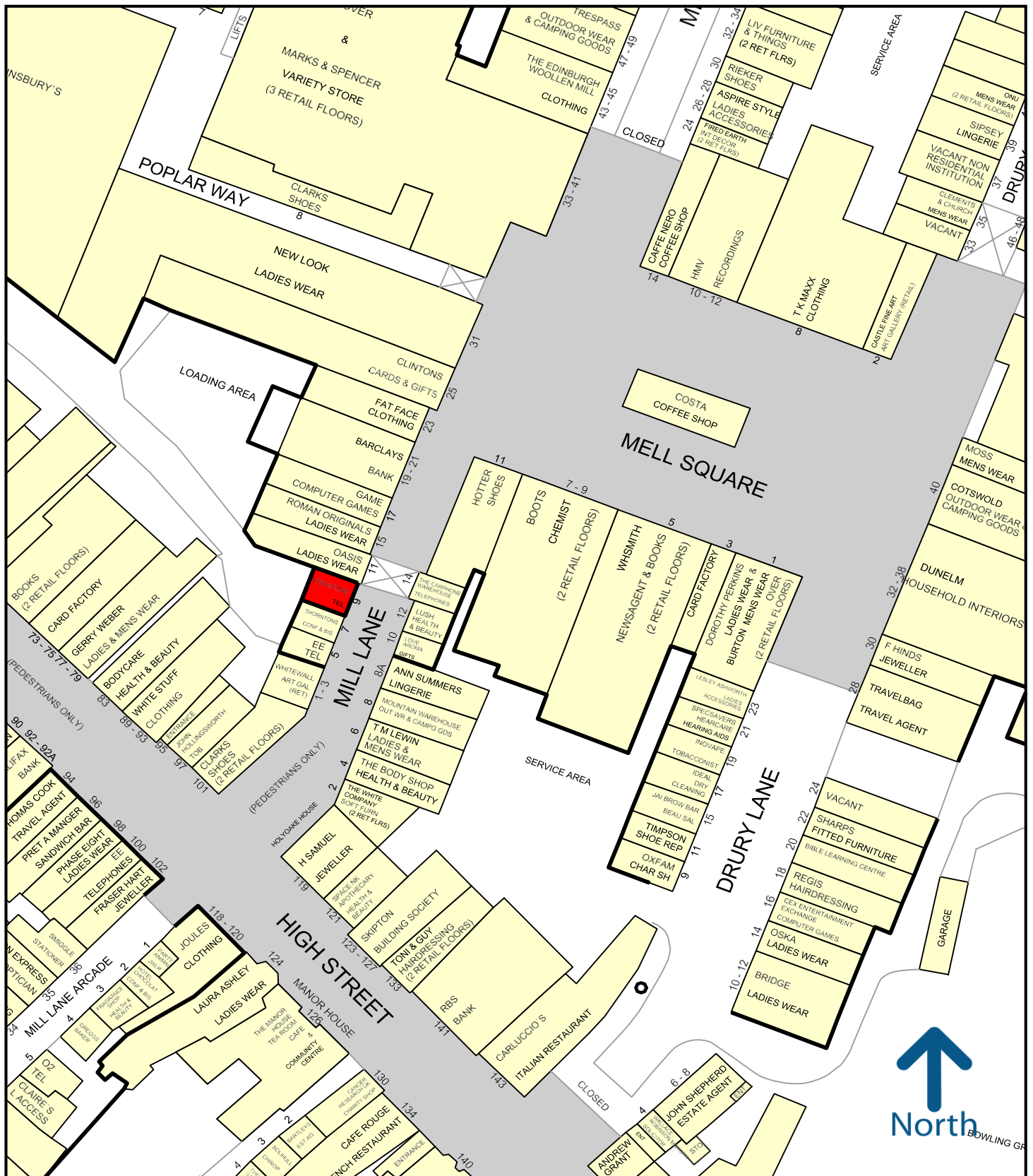
A copy of the Energy Performance Certificate is available on request

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