



ROB ALSTON
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**PROMINENT
SHOP UNIT
TO LET**



SOLIHULL

33, DRURY LANE, MELL SQUARE SHOPPING CENTRE, B91 3BP.

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, BHS** and **Sainsburys**.

DESCRIPTION

The property is situated in a prominent secondary trading location close to **House of Fraser Department Store**. The property is opposite **Gant**, adjoins **Castle Fine Art** and is close to a number of quality independent retailers including **Clements & Church, Le Scarpe, Perspective Opticians, Katherine Draisey, Madeleine Ann** etc.

ACCOMMODATION

Internal Width	19ft 6ins	5.98 m
Shop Depth	30 ft 0ins	9.15 m
Ground Floor Sales Area	642 sq ft	59.7 sq m
Mezzanine	330 sq ft	30.7 sq m
First Floor Store	634 sq ft	58.9 sq m

RENT

£32,500 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 to be contracted outside the Landlord and Tenant Act subject to 5 yearly upward only rent reviews.

RATES

Rateable Value (2017)	£28,750
Rates Payable (2017/18)	£13,771
Service Charge (2016/17)	£570

VIEWING

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

EPC

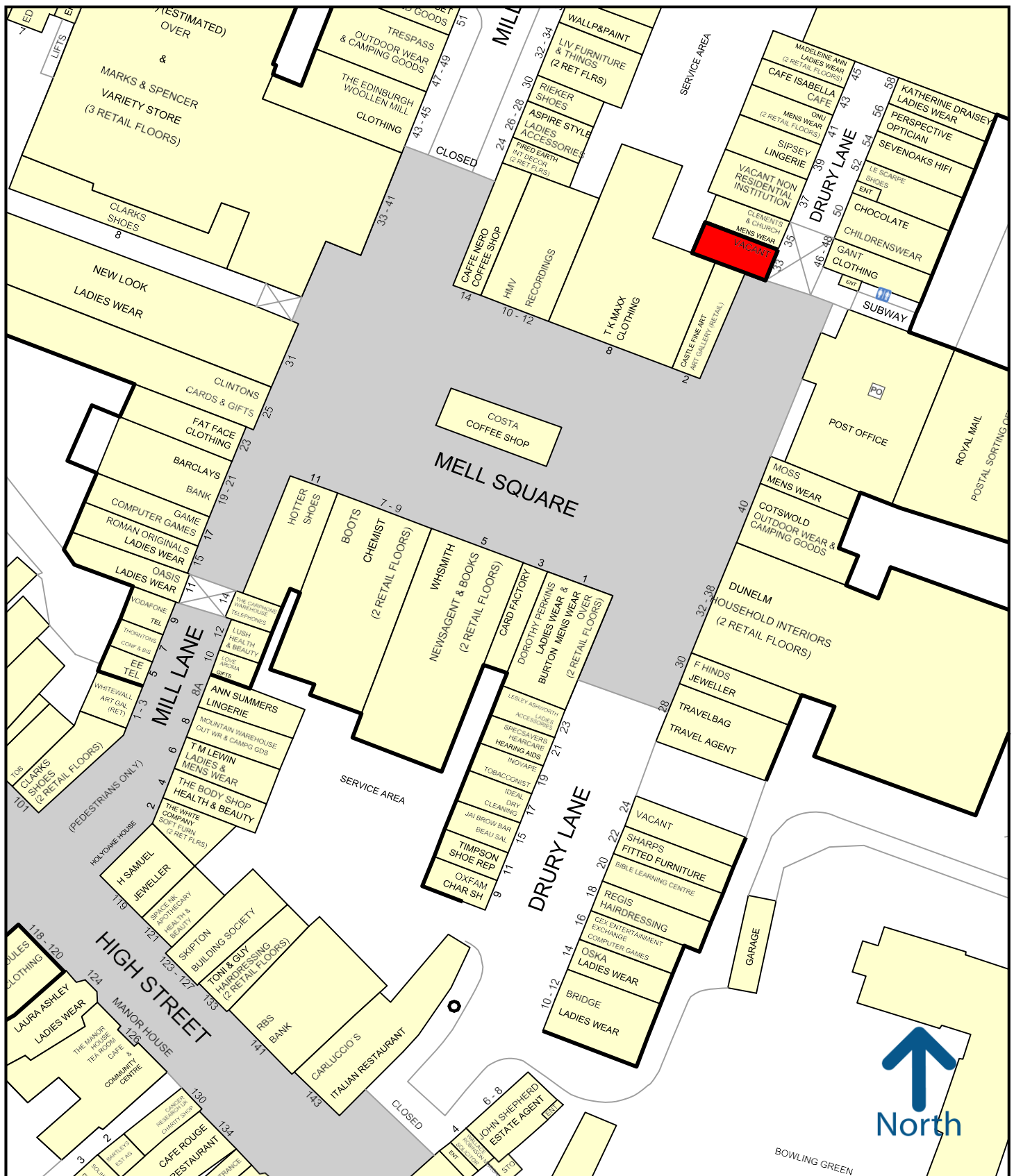
The property has an EPC rating of C-74. A copy of the Energy Performance Certificate is available on request

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