



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**PRIME SHOP
TO LET**

SOLIHULL

37 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.**

ACCOMMODATION

Internal Width	8.43 m	27 ft 8 in
Shop Depth	15.75 m	51 ft 8 in
Sales Area	121.33 sq m	1,306 sq ft
First Floor Storage/Staff	64.10sq m	690 sq ft

RATES & SERVICE CHARGE

Rateable Value	£53,000
Rates Payable (2015/16)	£26,129
Service Charge 2015/16	£618

DESCRIPTION

The property is situated in a prominent trading location within the Mell Square shopping centre close to **House of Fraser Department Store.** The property is located adjoining a number of high quality independent retailers including **Clements & Church, Le Scarpe, Perspective Opticians, Katharine Draisey, Sipsey Lingerie, Onu** etc.

RENT

£35,000 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.

VIEWING

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

EPC

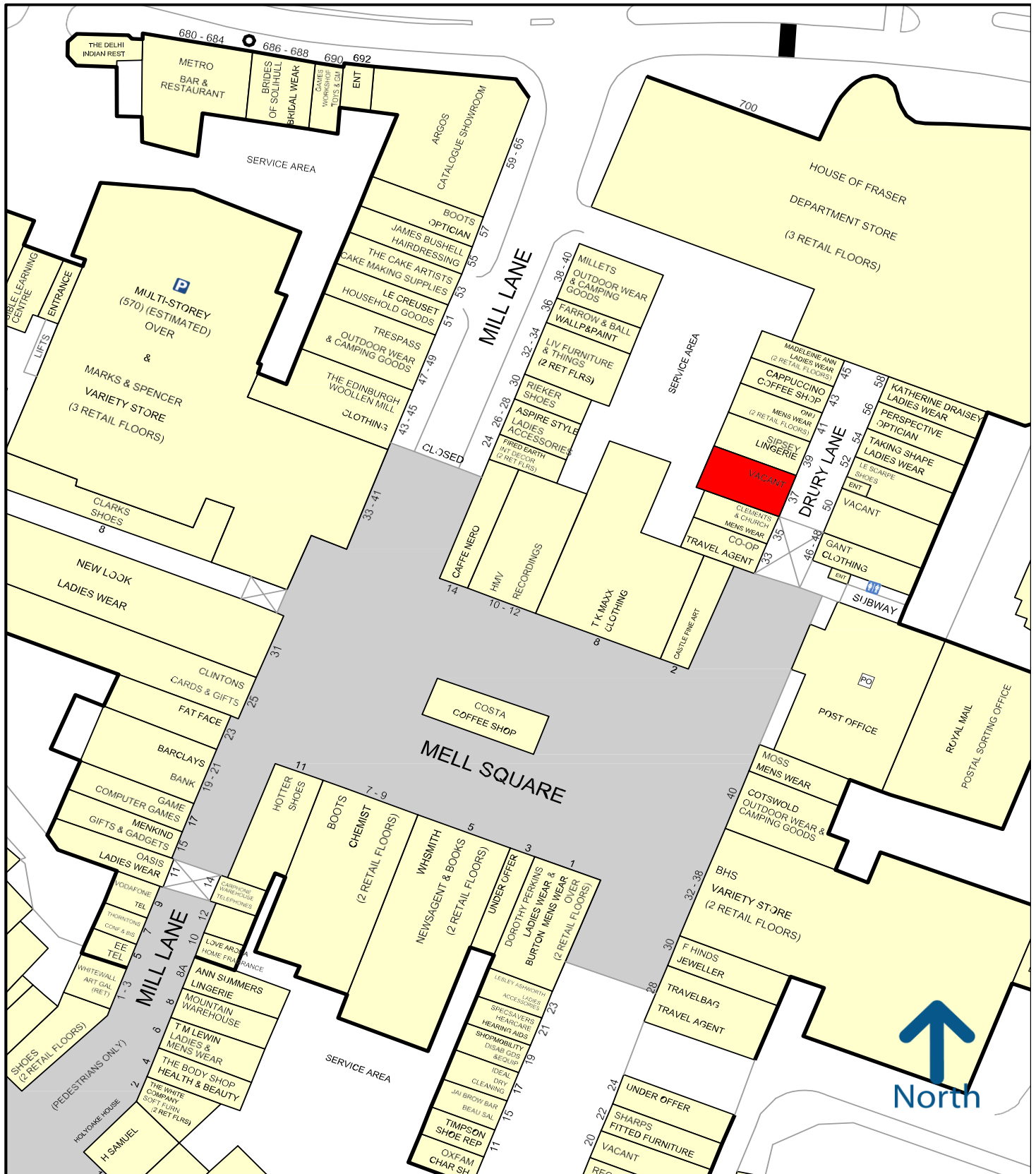
The property has an EPC rating of F – 144. A copy of the energy performance certificate is available on request.

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