



TO LET

Retail

134 High Street, Solihull, Birmingham, B91 3SX

1958 sq. ft (182 sq. m)

£60,000 pax

LOCATION

The property is situated within a pedestrianised section of High Street, Solihull at the corner with Manor Walk, adjacent to many national retailers and the popular Touchwood Shopping Centre.

Solihull is a large town within the West Midlands conurbation, situated approximately 7.5 miles south east of Birmingham City Centre and 18 miles north-west of Warwick. Junctions 4 & 5 of the M42 Motorway which links to the M40, M6 and M5 is within 2 miles. Rail services to London Marylebone have a fastest journey time of 1 hour 20 minutes. Birmingham International Airport and National Exhibition Centre are situated within 6 miles to the north east.

Solihull is regarded as one of the most affluent areas of the West Midlands.

DESCRIPTION

Fronting High Street, the property is a ground floor retail unit used as a restaurant, previously occupied by Café Rouge and comprises a restaurant with seating for approximately 88, rear kitchen and associated stores, customer and staff toilets and access into a shared rear access route.

ACCOMMODATION

	sq. m	sq. ft
Ground	182	1958
Total	182	1958

RENT

£60,000 per annum

LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

BUSINESS RATES

Rateable Value £61,000

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

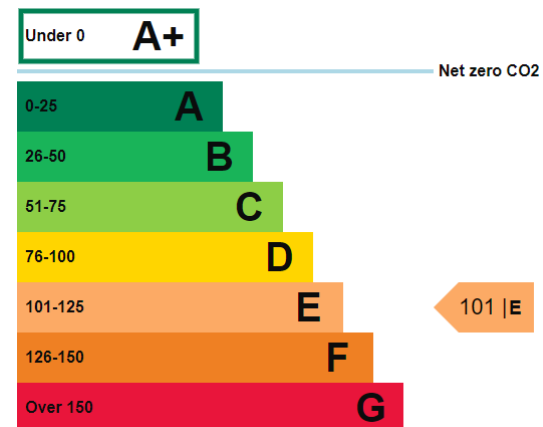
SERVICE CHARGE

A service charge is payable cover the cost of maintenance and upkeep of communal areas.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

EPC



VIEWING

Strictly by prior appointment:

Richard Bache

richard.bache@pennycuick.co.uk

Jack Summers

jack.summers@pennycuick.co.uk

SUBJECT TO CONTRACT

March 2021



Photograph taken Dec 2018

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