



28 High Street
Solihull

FOR SALE - 28 HIGH STREET



28 High Street, Solihull, B91 3TB



A two storey Town Centre investment property

- 893 sq ft (83 sq m)
- Town Centre, next to the entrance for Touchwood
- Retail Investment
- Walking distance to Solihull Train Station
- Nearby public pay and display
- Total Income £41,000 per annum



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Approximate Travel Distances



Locations

- Birmingham 9.1 miles
- London 111 miles

Sat Nav Post Code

- B91 3TB

Location

Solihull is situated in the densely populated conurbation of the West Midlands and is one of the country's most affluent towns. Solihull benefits from excellent road and rail communications being within 2 miles of junction 4 and 5 of the M42 motorway. Rail services to London Marylebone are available in approximately 2 hours and 20 minutes. Major facilities include the Touchwood Shopping Centre and the Mell Square Shopping Centre.

The property is located on the High Street in Solihull and occupies an enviable position next to the entrance of Touchwood which counts John Lewis & Partners, Apple, Hugo Boss and many other well known, high end retail brands as Tenants. The property also benefits from being within walking distance of Solihull Train Station (with direct links to Birmingham) and within close proximity to a number of other retail units and pay & display car parks.



Nearest Stations

- Solihull



Nearest Airports

- Birmingham Int 4.7 miles

Description

The property comprises a two storey retail premises of conventional brick construction with a glazed frontage onto Solihull High Street. Internally, the property provides an open plan provision on the ground floor with a stairwell leading to a first floor which provides access to an office/staff room located at the front along with staff w/c facilities.

Accommodation

Floor	Sq M	Sq Ft
Ground	68.1	733
First	14.9	160
Total	83	893

Tenancy

The property is let on the following basis;

Tenant: Wrapchic Limited
Term: 10 years
Date: 9th February 2018
Passing rent: £41,000 per annum exclusive
Lease Expiry: 31st January 2028
Repairs: FRI

Business Rates

Rateable Value £36,250
Rates Payable £17,400

2018/2019 Rates Payable 48p in the £

EPC

Energy Performance Rating F.

Proposal

We are instructed to seek offers of £575,000, subject to contract. A purchase at this level reflects a Net Initial Yield of 6.79%.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Money Laundering

The successful Purchaser will be required to submit information to comply with Money Laundering Regulations.

Viewings

By prior arrangement with the agent.



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