

# To Let

## Prime Retail Opportunity

1660 High Street, Knowle, Solihull, B93 0LJ

For further information  
please contact:

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### Location

Knowle is an attractive and affluent village within the Metropolitan Borough of Solihull, situated approximately 2 miles south east of Solihull Town Centre, with easy access to the national motorway network via the A4141.

The property occupies a prominent trading position on the prime High Street adjacent One Stop whilst in close proximity to Costa Coffee, Timpson and Vision Express.

### Description

The property comprises a ground floor retail unit.

### Terms

The premises are available by way of an assignment or underletting of an existing leasehold interest held for a term of 22 years expiring 23rd June 2027 and subject to rent review on 24 June 2020 and five yearly thereafter.

### Accommodation

Gross	58'09"	17.91 m
Shop Width	57'09"	17.61 m
Shop Depth	58'00"	17.67 m

GF Sales	2,217.5 sq ft	206 sq m
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### Business Rates

The property is assessed for rates as follows:

**Rateable value:** £29,750  
**Rate in £ (2018/19):** 49.3p  
**Rates Payable:** £14,667

Interested parties should make their own enquiries with the Local Authority to verify this information.

### Rent

£41,500 per annum exclusive.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

The Energy Performance Asset Rating is C71. The EPC certificate is available on request.

### VAT

VAT if applicable will be charged at the standard rate.

### Viewing

Strictly by prior appointment with the sole agents.



Experian Goad Plan Created: 29/05/2018