# AVISON YOUNG To Let

# Prime Retail Opportunity

1660 High Street, Knowle, Solihull, B93 OLJ

#### For further information please contact:

0121 609 8719 richard.jones@avisonyoung.com

0121 609 8249 netta.spafford@avisonyoung.com



#### 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 Rateable value: £29,750 retail unit.

#### Terms

assignment or underletting of an existing this information. 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.

## 0121 236 8236 avisonyoung.co.uk/13583

#### 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

#### **Business Rates**

The property is assessed for rates as follows:

Rate in £ (2018/19): 49.3p Rates Payable: £14,667

Interested parties should make their own The premises are available by way of an enquiries with the Local Authority to verify

#### 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.

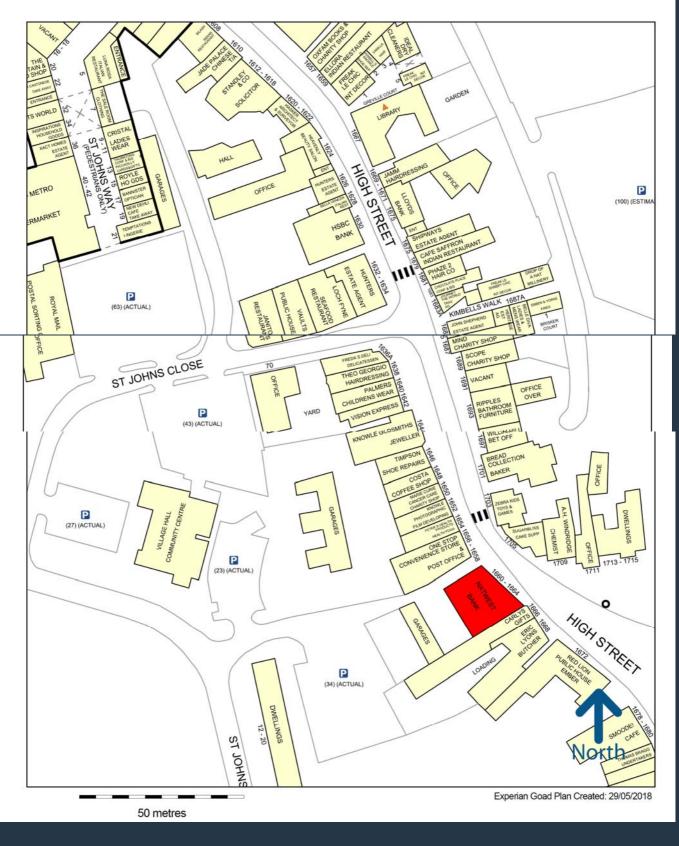
#### VAT

VAT if applicable will be charged at the standard rate.

#### Viewing

Strictly by prior appointment with the sole agents.





#### Avison Young

#### 3 Brindleyplace, Birmingham B1 2JB

ey Limited. ©2018 GVA Grimley Limited

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

#### May 2018

File number: 01B718395

(3) No person in the employment of Avison Young or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (4) All prices quoted are exclusive of VAT.
(5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.