

4A Station Road Solihull West Midlands B91 3SB Guide Rent: £7,000 pa

To Let – Superbly located self-contained office suite situated within Solihull town centre measuring 473 sq ft

- **Close to Solihull station**
- **Next to numerous bus stops**
- **Numerous car parks nearby**
- **Opposite Touchwood shopping centre**

The premises are accessed via a rear external staircase

LOCATION

The property lies within Solihull town centre, is situated in a superb location at the junction of High Street and Station Road and in close proximity to Touchwood shopping centre and John Lewis.

DESCRIPTION

The premises offer self-contained office accommodation above the new Turkish Golden Scissors barber shop which are accessed via a rear external staircase.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

First Floor		
Front Office	19.53 sq m	210 sq ft
Rear Office	11.90 sq m	128 sq ft
Second Floor		
Office/Staff Room	12.59 sq m	135 sq ft
Toilet Facilities		

PROPOSITION

The property is offered to let on a new fully repairing and insuring sub-lease on terms to be agreed.

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VAT

We are advised that VAT is payable on the rent, however interested parties are advised to make their own enquiries in this regard.

PLANNING

The premises benefit from planning consent for Use Class B1 (Business) under the Town and Country Planning (Use Classes) Order 1987. Interested parties should contact Solihull MBC regarding potential alternative uses.

RATING

We understand that our client is in the process of having the premises assessed for business rates purposes.

LEGAL COSTS

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

ENERGY PERFORMANCE

The property benefits from an EPC rating of D (93). The Energy Performance Certificate is available upon request.

SECURITY

In respect to a letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate. If the property is to be sold, proof of funding will be required before solicitors are instructed.

ANTI-MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on all successful applicants.

VIEWING

Strictly by prior appointment through sole letting agent Andrew Grant Commercial on 0121 296 7655.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.