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10 Mill Lane  
Solihull | B91 3AX

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## Prime High Street Retail Unit

42.74m<sup>2</sup> (460ft<sup>2</sup>)



- Prime position on Mill Lane, linking Mell Square & Touchwood Shopping Centre
- Ground floor of 460ft<sup>2</sup>
- First floor ancillary of 408ft<sup>2</sup>
- Rent passing £60,000 per annum exclusive
- Nearby retailers include Boots, W H Smith, Clintons, Game and T M Lewin



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**To Let**

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## Location

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The property is located on Mill Lane close to the junction with High Street and the Mill Lane Arcade entrance into Touchwood Shopping Centre. The scheme is anchored by John Lewis and Cineworld Cinema, with major retailers such as H&M, Hollister, JD, Joules, Lakeland, Next.

Nearby retailers include Boots, W H Smith, Clintons, Game and T M Lewin.

## The Property

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The property is arranged over ground floor sales and first floor ancillary accommodation.

## Accommodation

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The property provides the following approximate accommodation:

| Description           | m <sup>2</sup> | ft <sup>2</sup> |
|-----------------------|----------------|-----------------|
| Ground Floor Sales    | 42.74          | 460             |
| First Floor Ancillary | 37.90          | 408             |
| <b>Total</b>          | <b>80.64</b>   | <b>868</b>      |

## Lease Terms

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The premises are held by way of a five year lease expiring 20 October 2020 contracted within the Landlord & Tenant Act 1954 Security of Tenure Provisions.

## Rent

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The premises are available at a rent passing of:  
**£60,000 per annum exclusive**

## Service Charge

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The current service charge for the retail unit is:  
**£540 per annum**

subject to annual reconciliation at the end of the service charge year.

## VAT

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VAT will be applicable on the rent and service charge.

## Planning

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The premises benefit from planning consent for:

### A1 (Shops)

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Solihull Council Planning Department on 0121 704 6000).

## Business Rates

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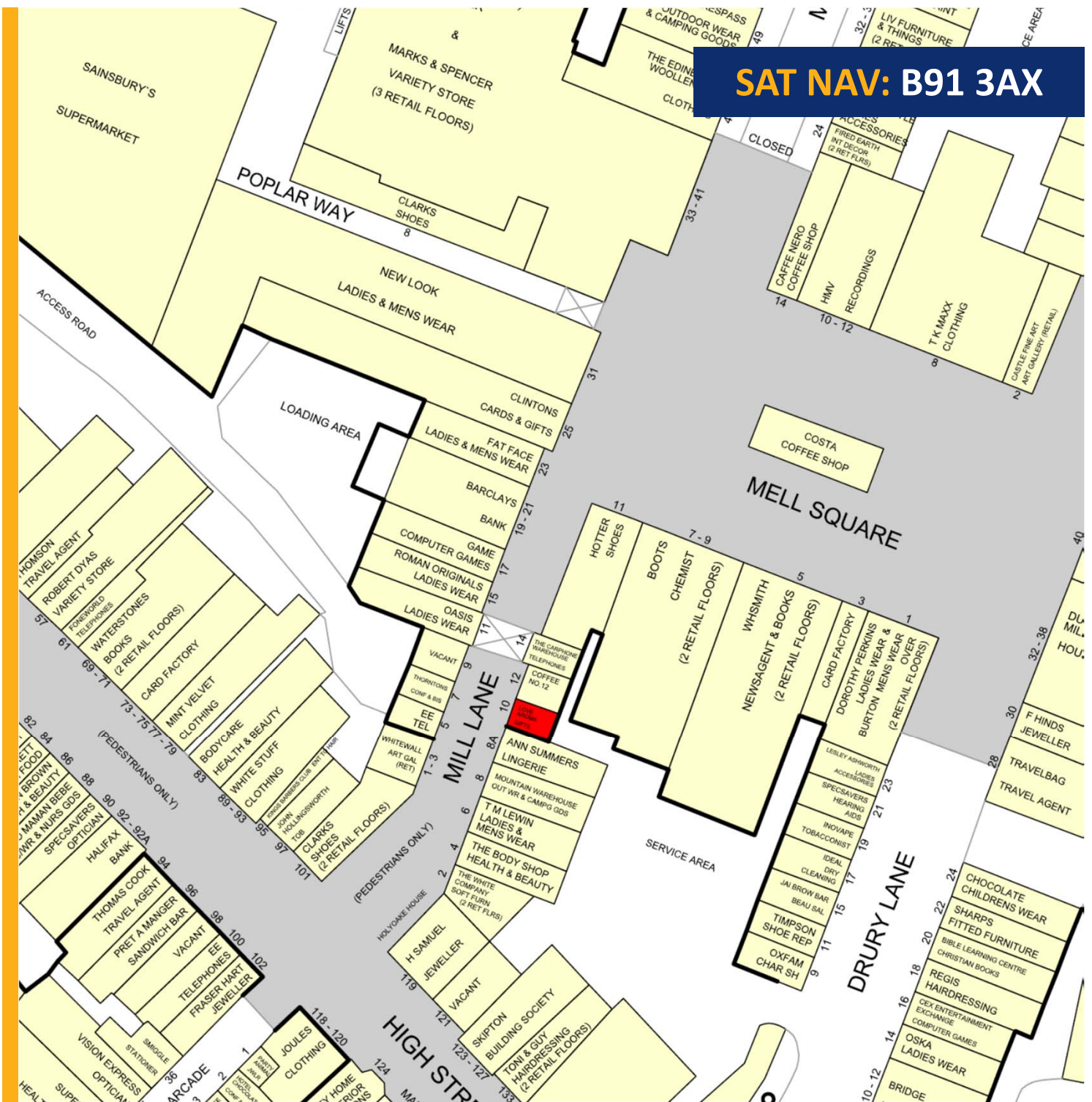
We are verbally advised by Solihull Council Business Rates Department that the premises are assessed as follows:

### Rateable Value 2017: £47,750

The 2017/18 UBR is 49.7p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

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# SAT NAV: B91 3AX



For further information or to arrange to view please contact:

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