



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

UBR (2020/21): 49.3p

Rates Payable: £14,667

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

Rent

£44,075 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.

For further information please contact:

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Experian Goad Plan Created: 29/05/2018
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