

# To Let

## Prime Retail Opportunity 1660 High Street, Knowle, Solihull B93 0LY



#### 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
Shop Width	57'09"	17.61m
Shop Depth	58'00"	17.67m
GF Sales	2,217.5 sq ft	206 sq m

#### **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**

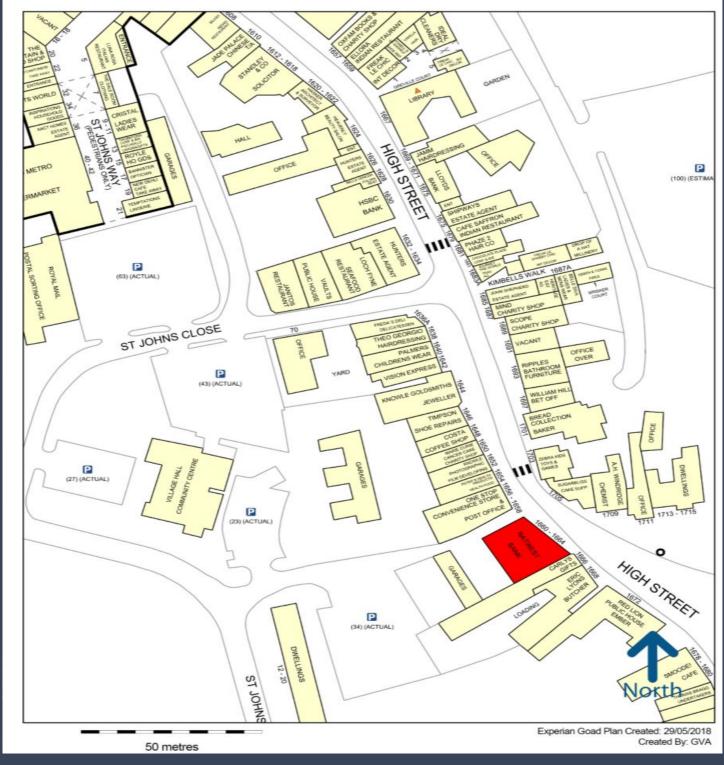
VAT if applicable will be charged at the standard rate.

#### Viewing

Strictly by prior appointment with the sole agents.

For further information please contact: **Guy Sankey** 

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