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**PROMINENT
MAIN ROAD RETAIL
UNIT TO LET**
(As a whole or
individual units)



SOLIHULL

POPLAR ROAD/WARWICK ROAD, B91 3DX.

LOCATION

Solihull is one of the UK's most affluent towns and is located approximately 10 miles South East of Birmingham.

The town is an attractive and friendly destination for premium brand shopping and is a cosmopolitan, leafy town known for its relaxed, contemporary café, restaurant and entertainment culture.

DESCRIPTION

The property comprises four ground floor retail units located in a highly visible main road location with frontage onto Poplar Rd and Warwick Rd. Nearby occupiers include **Lloyds Bank, O'Neills, Zizzi, Yates's HSBC, Tesco Express** etc.

ACCOMMODATION

Ground Floor	2,845	264.4
Net Internal Area	sq ft	sq m

Plans are attached to the details.

The accommodation can either be let as a whole or as smaller individual units to suit specific occupiers requirements with units available from 300 sq ft up to 2,800 sq ft. Plans are available on request.

LEASE TERMS

The units are available on 10 year full repairing and insuring leases with 5 yearly upward only rent reviews.

RENTAL

The units are available at rentals based on **£30/sq ft**.

RATES

The property has not yet been separately assessed for rating purposes.

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or joint agent **ED PURCELL** - Creative Retail (0121 400 0407).

EPC

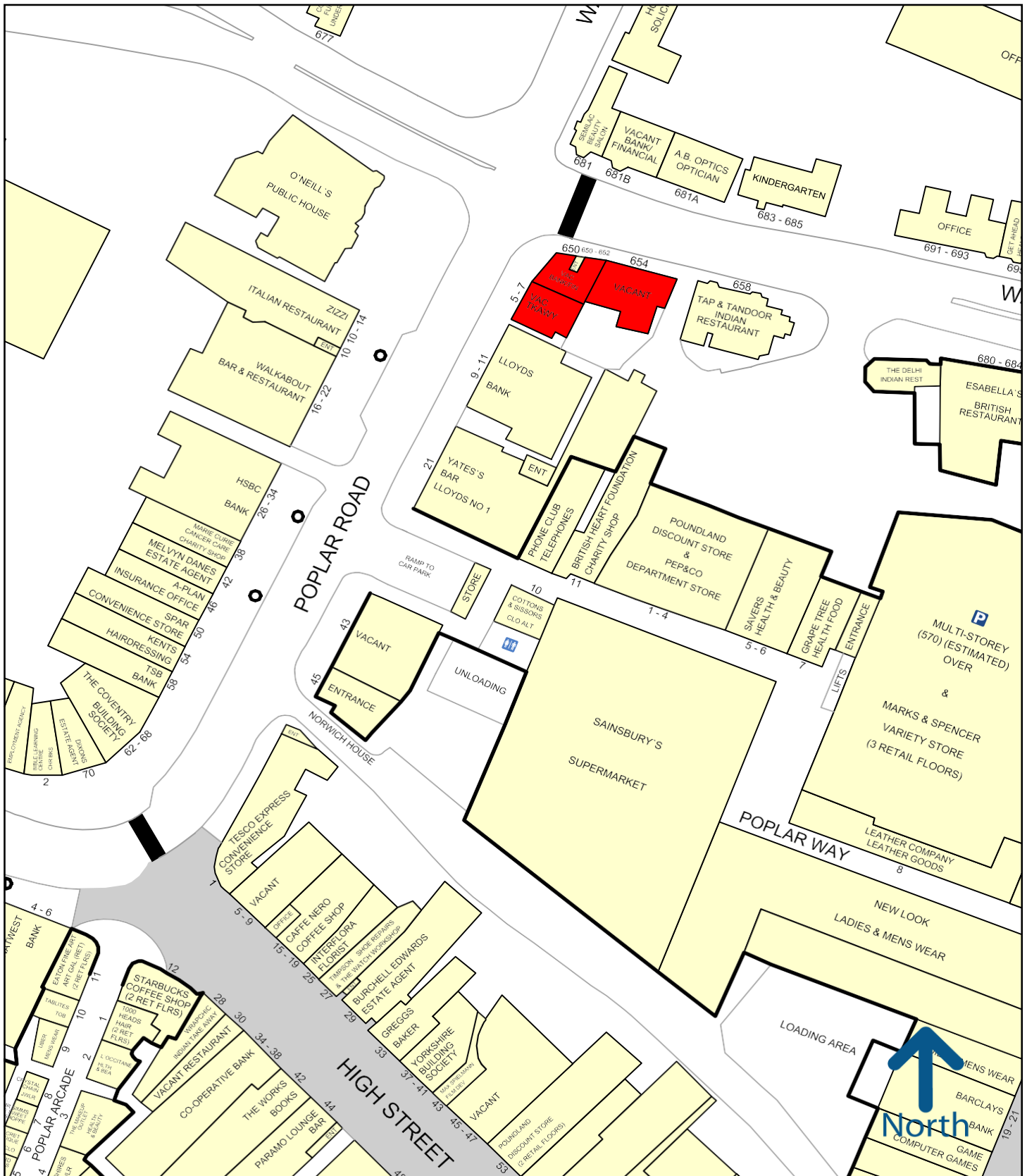
A copy of the Energy Performance Certificate is available on request

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