

184 HASLUCKS GREEN ROAD, SHIRLEY, SOLIHULL, B90 2LN



TO LET

GROUND FLOOR RETAIL - FRONT

1157 sq.ft/107.5 sq.m

- Part of small retail parade.
- Close to Shirley and Solihull with good access to national motorway network.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The property is located on a busy main road artery into the popular Shirley area of Solihull.

The property is part of a small retail parade.

Access to the national motorway network is provided by the M42 (J5) approx. 6.5 mile.

The M42 provides direct access to the M40, M5 and M6 motorways.

Birmingham International Airport and Railway and NEC are located approximately 8 miles north east.

ACCOMMODATION

The accommodation comprises a double front ground floor retail space with a kitchen and store to the rear.

There is ample parking in the secure yard at the rear.

The Landlord is willing to carry out improvement works to the premises to be agreed or negotiate a rent free period at the start of the lease.

The premises benefits from all mains utilities and is accessed via an electric roller shutter.

TERMS

The premises is available by way of an internal repairing and insuring lease for a term of years to be agreed at an asking rental of **£25,000 per annum** exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

INSURANCE PREMIUM

The annual variable insurance premium is in the region of £1,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate is available upon request.

RATEABLE VALUE/RATES PAYABLE

Combined 2017 Assessment: **£11,478**

Estimated annual rates: **£5,876.74**

We will make an application to combine the two assessments once agreement is in place.

Small business rates relief may be available.

ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant.

VIEWING

Strictly via appointment.

For More Information Contact:

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SMB
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.