

SHEPHERD COMMERCIAL

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***EXTENSIVE GROUND FLOOR RETAIL / TRADE COUNTER
ACCOMMODATION
OF
6,085 SQ FT (565.31 SQM)***



***Being:-
179/185 WARWICK ROAD
OLTON, SOLIHULL
B92 7AW***

- Available as a whole or as individual units commencing from 1,053 sq ft (97.88 sqm)
 - Extensive frontage onto Warwick Road (A41 main arterial route – considerable traffic flow)
 - Recently re-developed/extended
- Substantial off street car parking facility to the rear
- Within close proximity to Olton Railway Station
 - Circa 2.5 miles from Solihull Town Centre

RENTAL

£69,950 per annum exclusive

LOCATION:

The subject premises enjoy an extensive frontage onto the A41 main Warwick Road and is situated within close proximity to the inter section with Ulverley Green Road.

Solihull Town Centre is located approximately 2.5 miles south east with direct access via Warwick Road and Birmingham City Centre lying some 7 miles north west.

The development is within close proximity to Olton Railway Station and all local amenities are close at hand.

DESCRIPTION:

The subject premises provide an extensive recently redeveloped/extended/refurbished, retail/trade counter facility.

Advantages include: -

- The property is available as a whole or as individual units – flexibility of size.
- Substantial glazed frontage
- Extensive car parking facility to the rear accessed via Ulverley Green Road.
- The accommodation will be completed to shell.

ACCOMMODATION:

6,085 sq ft (565.31 sq m)

TENURE:

The property is available on the basis of a 10 year lease with 5 yearly reviews.

RENTAL:

£69,950 per annum exclusive of VAT.

Rental levels for individual units are available from the joint letting agents.

RENTAL PAYMENTS:

Either quarterly or monthly in advance by Standing Order.

VAT:

VAT is not applicable.

SERVICES:

We understand that all mains services are connected to the property.

PERMITTED USE:

The existing consent permits the property to be utilised on the basis of retail.

We are of the opinion that consent would be forthcoming for alternative uses i.e. trade counter/restaurant/coffee shop.

Any interested parties should make their own proper enquiries of the local Planning Authority Solihull MBC 0121 704 8001.

OCCUPATION:

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS:

Each party are to be responsible for their own legal costs incurred in the preparation of the lease.

VIEWING:-

Strictly by appointment with the joint agents:

Chris Peutherer
Shepherd Commercial
Tel: 01564 778890
Email: chris@shepcom.com

Robert Taylor
Stephens McBride
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Special Note: *On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.*

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