

SHEPHERD COMMERCIAL

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DRAFT TO LET GROUND FLOOR LOCK UP SHOP OF 606 SQ FT



Being

**9 ARDEN BUILDINGS
STATION ROAD
DORRIDGE
B93 8HH**

- * **Prominent location**
- * **Lease term incorporating 3 yearly rent reviews**

RENT - £20,000 PER ANNUM

LOCATION:

The premises are located within a well established retail parade, known as Arden Buildings, off Station Road in the heart of Dorridge village centre, some 1½ miles distance from Knowle village centre.

Adjacent retailers include Tesco Express, together with a wide range of local retailers and being directly opposite a recently constructed Sainsbury's store.

DESCRIPTION:

The property comprises a lockup shop of a centre terraced building of three storey brick construction, surmounted by a pitched tiled roof and having on street car parking located immediately to the front.

The premises have a plate glass display window to the front elevation and internally the accommodation is laid out with four treatment room, together with a kitchen and W.C. Floors throughout are of solid construction and lighting is by way of spot lights. Heating is provided by air conditioning units. To the rear of the property is the small kitchen and W.C.

The accommodation provides 606 sq ft of useable floor space.

TENURE:

The premises are to be offered upon lease for a term of years incorporating three yearly rent reviews on a full repairing and insuring basis by way of an annual service charge. The annual service charge is currently £250 per annum, and is payable to cover the general site maintenance and management of the development. In addition the tenant will be responsible for 1/22 of the landlord's building insurance annual premium.

RENTAL:

The rental is £20,000 per annum

RATING ASSESSMENTS:

The premises have a rateable value of £13,250.

SERVICES:

We understand all mains services are connected to the property with the exception of mains gas.

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the Agents.

Shepherd Commercial Ltd – **01564 778890** Or via email to: **enquiries@shepcom.com**

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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