

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
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TO LET / MAY SELL GROUND & FIRST FLOOR RETAIL UNIT



being

**14 HERMITAGE ROAD
SOLIHULL
WEST MIDLANDS
B91 2LJ**

- **Ground floor former Men's Barbers**
- **Upper floor former Beauty Treatment Rooms**
- **Close to Solihull Town Centre**
- **Good secondary parade**

RENTAL £18,000.00 PER ANNUM

**PURCHASE PRICE : £265,000.00
FOR THE FREEHOLD INTEREST**

LOCATION:

The premises are located within a secondary retail parade set back from Hermitage Road behind a small service road and close to its junction with Lode Lane.

Solihull Town Centre is some ½ a mile distance and the parade serves a very large residential catchment area.

All local amenities are in the immediate vicinity including; schooling, transport, shopping etc.

The parade is anchored by a Tesco Express.

DESCRIPTION:

The premises comprise a centre terraced retail building of two storey brick construction, surmounted by a pitched tiled roof and set back from the road behind a wide pavement and service road.

The premises formerly traded as a ground floor Gent's Barbers with associated Beauty Treatment Rooms to the upper floor.

Externally, there is a rear covered yard and further external office.

ACCOMMODATION:

Ground Floor

Barbers	355 sq ft
Under stairs cupboard	
Inner Lobby	
Waiting Area	121 sq ft
Kitchen	63 sq ft

First Floor

Room 1	126 sq ft
Room 2	94 sq ft

Room 3 116 sq ft

Outside

Enclosed Yard

Office 142 sq ft

Whilst every effort has been made to ensure that the above floor areas are accurate and have been measured as in accordance with the RICS code of measuring practice, we would recommend that interested parties should verify these for themselves.

TENURE:

The premises are available To Let for a term of years, incorporating three yearly rent reviews and on a Full Repairing & Insuring basis.

INSURANCE:

The Landlord will insure the premises and recharge the Tenant the total annual premium due.

RENT:

£18,000.00 per annum

PURCHASE PRICE:

£265,000.00 for the Freehold interest

RATING ASSESSMENTS:

Rateable Value: £8,300.00

We would recommend that you contact Solihull MBC on 0121 704 8001 and speak to a member of the Rates Department for verification.

SERVICES:

We understand all mains services are connected to the property.

LEGAL COSTS:

The ingoing Tenant will contribute £500.00 + VAT (£600.00) towards the Landlords legal costs incurred in the preparation of the Lease.

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the Agents

Shepherd Commercial – 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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