

SHEPHERD COMMERCIAL

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TO LET LOCK UP RETAIL UNIT OF 940 SQ FT



being

**37 MAIN STREET
DICKENS HEATH
SOLIHULL
WEST MIDLANDS
B90 1UA**

**RENTAL
£17,500 per annum, plus VAT**

LOCATION:

The premises are located within the heart of Dickens Heath Village a recently created retail and residential community, approximately four miles south west of Solihull Town Centre and two miles from junction M42 motorway.

Dickens Heath village comprises in excess of 1,500 dwellings with further phases in the pipeline and the centre provides a retail and community facilities for the village together with the surrounding established residential areas of Shirley Heath, Majors Green, Truemans Heath, Wythall and Cheswick Green.

DESCRIPTION:

The subject property comprises a centre terraced lock up shop, of 940 sq ft having presently been internally fitted out to provide a front sales area with rear storage treatment rooms. Floors throughout are of solid construction, lighting is by way of feature spot lights and the front sales area has laminate flooring.

The shop has an internal width of 24ft and a building depth of 39ft.

TENURE:

The premises are to be offered for a lease term incorporating three yearly rent reviews and on a full repairing and insuring basis by way of a service charge. The annual rent is £17,500 per annum plus VAT. The annual service charge is £3,400 per annum plus VAT.

RATING ASSESSMENTS:

The rateable value is £15,250.

SERVICES:

We understand all mains services are connected to the property.

RENTAL:

The initial rent will be £17,500 per annum plus VAT

VAT:

Prices quoted and subject to VAT where applicable.

LEGAL COSTS:

The assignee will be responsible for the Landlord's legal costs incurred in the assignment

VIEWING:

Strictly by appointment with the sole Agents.

Shepherd Commercial – 01564 778890.

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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