

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

DRAFT TO LET GROUND FLOOR LOCK UP SHOP OF 763 SQ FT



Being

**277 LONGMORE ROAD
SHIRLEY
SOLIHULL
B90 3ER**

- * Shop depth 46 ft 9'
- * Flexible lease term incorporating 5 yearly rent reviews

RENT - £11,000 PER ANNUM

LOCATION:

The premises are located at the end of a small retail parade fronting Longmore Road in Shirley close to its junction with Marshall Lake Road.

DESCRIPTION:

The property comprises an end of terrace shop set within a small retail parade fronting Longmore Road, close to its junction with the Blossomfield Road, Marshall Lake Road interchange in Shirley, some half a mile distance from Shirley Town Centre and some two miles to the south of Solihull Town Centre. The small parade serves a very large residential catchment area, with all local amenities in the immediate vicinity including schooling, shopping, transport etc.

The property comprises a two storey building of brick construction surmounted by a pitched tiled roof and comprising a ground floor lockup retail shop with self contained upper floor flat.

The ground floor shop which is to be leased has a sales area of 763 sq ft, together with a rear covered yard and garage stores of a further 130 sq ft. Floors throughout the ground floor are of solid floor construction with thermoplastic tiled covering and there is a timber frame plate glass display window to the front elevation. Lighting is by way of fluorescent fittings.

ACCOMMODATION:

Sales area	17ft 2' x 31 ft
Rear office/stock room	17ft 2' x 15ft 8'
W.C.	
Outside covered yard	
Garage store	8ft x 16ft 3'

TENURE:

The premises are to be offered upon lease for a term of years incorporating five yearly rent reviews and on the equivalent of a full repairing and insuring basis. The Landlord will insure the premises and re charge the 50% annual premium to the ground floor tenant.

SERVICES:

We understand all mains services are connected to the property.

RENTAL:

The rental is £11,000 per annum

RATING ASSESSMENTS:

The rateable value is £8,500.

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.

E-mail: enquiries@shepcom.com

Fax: 01564 739439

Web Site: www.shepcom.com

Shepherd Commercial Ltd for themselves and for the vendor/landlord of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. The vendor/landlord does not make or give and neither Shepherd Commercial Ltd nor any person in their employment has an authority to make or give any representation or warranty whatsoever in relation to this property.