

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

TO LET LOCK UP RETAIL PREMISES OF 1125 SQ FT



Being:

**1673 – 1675 HIGH STREET
KNOWLE
SOLIHULL
B93 0LL**

- ❖ **Frontage 40ft 10'**
- ❖ **Depth 27ft**
- ❖ **2 car parking spaces**

**RENTAL
£31,000 PER ANNUM**

LOCATION:

The premises are located fronting the High Street within the heart of Knowle Village, a popular locality some two miles south east of Solihull Town Centre. All local amenities are available within the immediate vicinity, including shopping, schooling and transport etc.

DESCRIPTION:

The premises comprise a former Lloyds Bank, being the ground floor of a terraced building of brick construction. The whole of the premises are to be offered in shell form with all bank fixtures and fittings having been removed. The accommodation provides in total 1125 sq ft of useable floor space, together with two car parking spaces within the rear car park.

TENURE:

The premises are to be offered upon lease for a term of years incorporating five yearly rent reviews and on a full repairing basis by way of an annual service charge. The Landlord will insure the premises and re charge the annual premium to the tenants.

RENTAL:

The rental is £31,000 per annum

SERVICE:

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

RATING ASSESSMENTS:

The rateable value is £23250

LEGAL COST:

The incoming tenant to contribute £500 plus VAT towards the landlord's legal costs incurred in the preparation of the lease.

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the sole Agents:

Shepherd Commercial – Telephone No. 01564 778890

Email: 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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