

SHEPHERD COMMERCIAL

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TO LET
FIRST FLOOR SELF CONTAINED OFFICE SUITE
OF
390 SQ FT



Being:-
FIRST FLOOR
32 RICHMOND ROAD
OLTON
SOLIHULL
WEST MIDLANDS B92 7RP

- Lease Term incorporating 3 yearly rent reviews
- Fully refurbished
- Energy Performance Rating E

RENTAL
£6,750 per annum

LOCATION:

The premises are located within a busy neighbourhood parade, fronting Richmond Road, in Olton. Approximately 500 meters distance from the A41 Warwick Road. Solihull Town Centre lies some two miles to the south east. Olton train station is close at hand, presenting good transport to both Solihull and Birmingham Moor Street.

DESCRIPTION:

The property comprises the first floor self contained office above a ground floor lockup shop within a small neighbourhood parade. Set back from the road behind a paved and tarmac forecourt. Access is by way of a door leading off the front elevation to the first floor comprising, three offices, W.C and kitchen. Lighting is by way of a mix of spot lights and fluorescent lighting. Heating is by way of electric night storage heaters and the window units are double glazed.

ACCOMMODATION:

The accommodation provides the following:

Entrance hall

Office one 148 sq ft

Kitchen 75 sq ft

Office 2 136 sq ft

Office 3 32 sq ft

W.C.

Net internal floor area of 390 sq ft

TENURE:

The premises are offered upon lease for a term of years incorporating 3 yearly rent reviews and on the equivalent of a Full Repairing & Insuring basis. Currently the landlord insures the premises and the tenant will pay 40% of the annual buildings insurance premium. This percentage will also apply to any future external repairs which may become due.

RENTAL:

Rental £6,750 per annum

SERVICES:

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

RATING ASSESSMENTS:

The rateable values is £3,700

VAT:

Prices quoted are exclusive of VAT where applicable.

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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