

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 ROOMS AVAILABLE ON AN 'ALL INCLUSIVE' BASIS



Being
**20 STATION ROAD
SOLIHULL
WEST MIDLANDS
B91 3SB**

- Solihull Town Centre location
- Prominent retail parade
- 'All inclusive' rent
- 12 month Licence Agreement / To 3 year Tenancies

RENTS FROM £1,250.00 PER MONTH PLUS VAT

LOCATION:

The premises are located within a popular and prominent retail parade fronting Station Road opposite the main entrance of John Lewis Department Store.

The premises are well located in Solihull Town Centre within a popular and prominent retail parade fronting Station Road.

The property is opposite an entrance to John Lewis Department Store and is close to Touchwood, the main retail centre for the area. Other nearby retailers include; Tesco Express, Waitrose, Starbucks, Richer Sounds and a number of major building societies.

The parade is set back from Station Road behind a service road and large paved forecourt with all local amenities within the immediate vicinity including transport and shopping etc.,

Solihull has excellent links to the Midlands motorway complex providing good access to the NEC, Birmingham International Airport and Birmingham International Railway Station.

DESCRIPTION:

The accommodation, which is all located on the ground floor is within the Ear & Hearing Clinic with the individual rooms being located to the rear of the main clinic reception.

The accommodation which is to be let on an 'all inclusive' basis, with the exception of telephones and broadband.

The accommodation has been redecorated to a high standard and all have shared use of kitchen and WC facilities.





ACCOMMODATION:

Room 1 160 sq ft £1,250.00 per month plus VAT

Room 2 175 sq ft £1,300.00 per month plus VAT

Room 3 225 sq ft £1,600.00 per month plus VAT

SHARED FACILITIES:

Kitchen and WC's,

CAR PARKING:

Car parking is available to the rear of the accommodation by way of a separate agreement with the Landlord.

TENURE:

All of the accommodation is to be let on an unfurnished basis for a minimum term of 12 month Licence or, alternatively, a 3 year Lease.

SERVICES:

We understand all mains services are connected to the property.

EPC RATING:

This property has a current EPC Rating of D.

VIEWING:

Strictly by appointment with the Agents:

Shepherd Commercial Ltd
Telephone No.: 01564 778890
Email: enquiries@shepcom.com

LICENCE AGREEMENT:

If an interested party proceeds by way of a Licence Agreement, they will be responsible for the Agents fee in the preparation of this Agreement in the sum of £250.00 plus VAT.

VAT:

Prices quoted are exclusive of VAT where applicable.

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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