

# SHEPHERD COMMERCIAL

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**TO LET**  
**GROUND FLOOR LOCK UP SHOP**  
**480 sq ft (44.60 sq m)**



*being:*

**SHOP 4, SHAKESPEARE BUILDING**  
**332B HOBS MOAT ROAD**  
**SHELDON**  
**BIRMINGHAM**  
**B92 8JT**

- ❖ Lock up shop
- ❖ Busy neighbourhood Parade
- ❖ Lease Term – Multiples of 3 years
- ❖ Former Carpet Shop

**RENTAL £12,000.00 PER ANNUM**

***LOCATION:***

The premises are situated within a retail parade fronting Hobs Moat Road at its junction with the A45 Coventry Road in Sheldon, some 3 miles north of Solihull Town Centre and 7 miles east of Birmingham City Centre. The A45 Coventry Road provides excellent access Birmingham International Airport, International Railway Station and the NEC some 3 miles to the east.

All local amenities are in the immediate vicinity.

***DESCRIPTION:***

The property comprises a ground floor lock-up shop having a sales area with an internal width of 20 ft and depth of 24 ft with a plate glass window to the front elevation.

Internally, the floor is of solid construction, lighting is by way of fluorescent fittings and the property has a suspended ceiling throughout. Heating is by way of night storage heaters.

To the rear of the sales area is a kitchen and WC.

***ACCOMMODATION:***

Sales area	20 ft x 24 ft
Kitchen	7 ft 4 x 6 ft
WC	

***TENURE:***

The premises are available 'To Let' upon Lease for a term of years incorporating 3 yearly rent reviews and on an Internal Repairing & Upkeep of Shop Front basis.

***SERVICE CHARGE:***

There is an annual Service Charge of £500.00 plus VAT for the current year which covers; general buildings maintenance and property management.

***RATING ASSESSMENTS:***

Rateable Value:       £8,000.00

***SERVICES:***

We understand mains water and electricity are connected to the property.

***RENTAL:***

***£12,000.00 per annum.***

***VAT:***

Prices quoted are exclusive of VAT where applicable.

***LEGAL COSTS:***

The incoming tenant is to contribute £500.00 plus VAT towards the Landlord's legal costs incurred in the preparation of the Lease.

***VIEWING:***

Strictly by appointment with the Agents:-

Shepherd Commercial

01564 778890

Email

[enquiries@shepcom.com](mailto: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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