

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 OFFICE PREMISES OF 370 SQ FT



Being

**UNIT 5
GREVILLE COURT
1623 HIGH STREET
KNOWLE, SOLIHULL
WEST MIDLANDS
B93 0LF**

- ❖ Courtyard location
- ❖ Double fronted, facing the courtyard and rear car park
- ❖ Flexible lease term incorporating 3 yearly rent reviews

RENTAL £9,750 PER ANNUM + VAT

LOCATION:

The premises are located within the Greville Court development, adjacent to Knowle Library set within the heart of the High Street in Knowle.

DESCRIPTION:

The courtyard comprises five retail units with offices over and some limited car parking to the rear.

The subject property Unit 5 has a plate glass display window to both front and rear elevations. The accommodation is predominantly open plan, together with kitchen and W.C. facilities and it provides 370 sq ft of useable floor space.

Limited car parking is available to the rear at an additional rental of £100 per quarter per space. There are currently two spaces available.

TENURE:

The premises are to be offered upon lease incorporating three yearly rent reviews on the equivalent of a Full Repairing and Insuring basis by way of an annual service charge. This annual service charge covers the general site maintenance, landscaping, buildings maintenance etc.

RENTAL:

Rent £9,750 per annum + VAT

RATES:

The premises have a rateable value of £10,000

SERVICES:

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

ENERGY PERFORMANCE CERTIFICATE:

Certificate awaited.

VIEWING:

Viewing is strictly by appointment with the Agents.

**Shepherd Commercial – 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

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