

# SHEPHERD COMMERCIAL

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**TO LET**  
**GROUND FLOOR RETAIL/OFFICE PREMISES**  
**OF**  
**857 SQ FT**



*Being:*  
**58 BRIDGE HOUSE**  
**WATERSIDE**  
**DICKENS HEATH**  
**SHIRLEY**  
**SOLIHULL B90 1UD**

- ❖ **Ground floor unit with office/retail consent subject to planning**
- ❖ **One car parking space within underground car park**
- ❖ **Set within the Waterside Development of Dickens Heath**

**RENTAL - £15,000 PER ANNUM**

***LOCATION:***

The premises are situated within the popular Waterside Development of Dickens Heath. A modern development constructed some ten years ago. The Waterside Development comprises ground floor offices/ retail units, with residential accommodation over and stands adjacent to the Grand Union Canal. All local amenities are in the immediate vicinity including schooling, shopping, transport etc.

***DESCRIPTION:***

The property comprises a ground floor unit, together with one underground car parking space, having an internal width of 19ft 9' and a shop depth of 47ft 6'. The net internal floor area is 857 sq ft.

The premises have been recently refurbished to a good standard, to provide good clear open plan accommodation, with one partitioned office and carpets for flooring. The premises also have the benefit of air conditioning throughout.

There is no gas supply to the property and heating is provided by electric wall mounted heaters.

The floor area is 857 sq ft with front and rear access.

***TENURE:***

The premises are to be offered upon lease for a term of years incorporating five yearly rent reviews and at an initial rental of £15,000. The lease is to be on the equivalent of a full repairing and insuring basis.

***SERVICE CHARGE:***

There is an annual service charge which includes buildings insurance, which is currently set at £2,845 per annum.

***RATING ASSESSMENT:***

The rateable value is £7,100

***SERVICES:***

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

***ENERGY PERFORMANCE CERTIFICATE:***

The premises have an Energy Performance rating of D

***LEGAL COSTS:***

Each party is responsible for their own legal costs incurred in the preparation of the lease.

## 58 Bridge House, Waterside, Dickens Heath



### **VAT:**

Prices quoted are exclusive of VAT where applicable.

### **VIEWING:**

Strictly by appointment with the Agents.

### **SHEPHERD COMMERCIAL**

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**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 not proceed to completion.

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