

# SHEPHERD COMMERCIAL

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## TO LET LOCK UP RETAIL UNIT OF 740 SQ FT



*being*

**HEATH GREEN HOUSE  
71 MAIN STREET  
DICKENS HEATH  
SOLIHULL  
WEST MIDLANDS  
B90 1UB**

**RENTAL  
£17,500 per annum, plus VAT**

***LOCATION:***

The premises are located within the heart of Dickens Heath Village a recently created retail and residential community, approximately four miles south west of Solihull Town Centre and two miles from junction M42 motorway.

Dickens Heath village comprises in excess of 1,500 dwellings with further phases in the pipeline and the centre provides a retail and community facilities for the village together with the surrounding established residential areas of Shirley Heath, Majors Green, Truemans Heath, Wythall and Cheswick Green.

***DESCRIPTION:***

The subject property comprises a centre terraced lock up shop, of 740 sq ft fronting the Main Street in Dickens Heath, standing adjacent to a covered walk way leading to the rear car park. Internally the accommodation has been fitted out to a high standard with high glaze ceramic tile floor covering, suspended ceiling, spot lighting. Floors throughout are of solid construction. The accommodation has been partitioned to provide a front sales area, middle sales area and rear kitchen and W.C.

The accommodation provides 740 sq ft of useable floor space and has a frontage of 16ft 4, widening to 18ft 6, having a shop depth of 40ft.

***TENURE:***

The premises are to be offered on lease for a term of years incorporating three yearly rent reviews and on the equivalent of a full repairing and insuring basis. There is an annual service charge believed to be £2750 plus VAT for the current year.

***RATING ASSESSMENTS:***

The rateable value is £12,000

***SERVICES:***

We understand all mains services are connected to the property.

***RENTAL:***

The current rent is £17,500 per annum plus VAT

***VAT:***

Prices quoted and subject to VAT where applicable.

***LEGAL COSTS:***

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

**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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