

SHEPHERD COMMERCIAL

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TO LET GROUND FLOOR OFFICE SUITE OF 772 SQ FT (71.7 SQ METRES)



being
**960 OLD LODGE LANE
SOLIHULL
WEST MIDLANDS
B92 8LN**

- **Neighbourhood parade**
- **Alarmed**
- **Flexible lease, incorporating 3 yearly rent reviews**

Rental £10,500 per annum

LOCATION:

The premises are situated in a small well established parade in Old Lode Lane, at its junction with Valley Road. Old Lode Lane runs off Hobs Moat Road and provides excellent access to the A45 and from there to the Birmingham NEC, Birmingham International Airport and Railway Station and the Midlands Motorway Complex, some 2 miles distant. The surrounding locality is a mixture of commercial and residential users.

DESCRIPTION:

The property comprises of ground floor offices of a two storey centre terrace building of brick construction standing under a pitched tiled roof and standing back from the road behind a small service road. The ground floor sales area has a timber framed plate glass display window and a doorway into the front office. Internally the floors throughout are of solid construction, lighting is by fluorescent fittings and there are gas fired central heating radiators throughout.

The property briefly comprises a front office, middle office, kitchenette, rear office and two toilets and to the rear there is limited car parking space available.

ACCOMMODATION:

Front office	336 sq ft
Understairs cupboard	
Middle office	190 sq ft
WC	
Kitchenette	
Rear office	210 sq ft
Further WC	
Storeroom	36 sq ft
Net internal floor area	772 sq ft

TENURE:

The premises are offered upon lease for a term of years incorporating three yearly rent reviews, on an internal repairing and upkeep of shop front basis, together with a 50% contribution towards the buildings insurance.

SERVICES:

We understand all mains services are connected to the property.

RENTAL:

£10,500 per annum.

RATING ASSESSMENTS:

Rateable Value: £4,950

LEGAL COSTS:

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease.

VIEWING:

Strictly by appointment with the sole Agents.

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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