

# SHEPHERD COMMERCIAL

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## TO LET GROUND FLOOR OFFICES OF 660 SQ FT



being

**962 OLD LODE LANE  
SOLIHULL  
WEST MIDLANDS  
B92 8LN**

- ❖ Local neighbourhood parade
- ❖ 1 Car parking space to the rear
- ❖ Accommodation contained within 3 offices
- ❖ EPC rating D

**Rental £9,500 per annum**

**LOCATION:**

The premises are located within a small retail parade fronting the Old Lode Lane in Solihull, at its junction with Valley Road and serving a very large residential catchment area, some two miles to the north of Solihull Town Centre.

**DESCRIPTION:**

The accommodation contained within the ground floor of a centre terraced building of two storey brick construction standing under a pitched tiled roof and briefly comprises, front office, rear offices, kitchen, W.C.

Internally the floors are of solid construction with carpet covering and lighting is by way of LED lighting and heating is by way of gas fire central heating radiators. The property has the benefit of double glazing and a suspended ceiling throughout.

**ACCOMMODATION:**

**Ground floor**

Front office	326 sq ft
Inner lobby stores	43 sq ft
Rear Office	273 sq ft
Kitchen	18 sq ft
WC	
<b>Net internal floor area</b>	<b>660 sq ft</b>

**RENTAL:**

£9,500 per annum.

**SERVICES:**

We understand all mains services are connected to the property.

**TENURE:**

The premises are offered to be offered upon lease for a term of years incorporating three yearly rent reviews and on an internal repairing insuring basis. The Landlord will insure the premises and re charge the annual premium back to the individual Tenant, based on 50% of the annual premium.

**RATING ASSESSMENTS:**

The rateable value £6,300



**VIEWING:**

Strictly by appointment with the sole Agents.

**Shepherd Commercial**

**Telephone: 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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