

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
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TO LET GROUND FLOOR RETAIL PREMISES OF 1600 SQ FT



Being;
**20/22 STATION ROAD
KNOWLE
SOLIHULL
WEST MIDLANDS B93 0HT**

- ❖ **Shop front 29 ft**
- ❖ **Sales area 1060 sq ft**
- ❖ **Rear stores 540 sq ft**
- ❖ **Rear car parking for 3 vehicles**
- ❖ **Lease term let in multiples of 5 years on the equivalent of a full repairing and insuring basis**

RENTAL - £27,500 PER ANNUM

LOCATION:

The premises are located fronting Station Road in Knowle, close to its junction with the High Street, and in a predominantly commercial locality.

Knowle provides all local amenities including schooling, shopping, transport etc and is well located for access to the Midlands Motorway complex some mile and a half distance via junction 5 of the M42 motorway and Solihull Town Centre some two miles distance.

DESCRIPTION:

The property comprises the ground floor lockup shop, having a plate glass display windows to the front elevation and internally providing open plan retail space together with rear W.C.s', partitioned office and coffee point. To the rear of the sales area is the stock room. Floors throughout are of solid construction and lighting is by way of LED fittings contained within a suspended ceiling. The property also has the benefit of air conditioning.

ACCOMMODATION:

Sales area 1060 sq ft

Rear stores/stock room 540 sq ft

Total net internal floor area 1600 sq ft

TENURE:

The premises are to be offered upon lease for a term of years incorporating five yearly rent reviews and on the equivalent of a full repairing and insuring basis by way of shared maintenance costs, with the upper floor offices. Three car parking spaces are provided to the rear of the property.

SERVICES:

We understand that all mains services are connected to the property.

RATING ASSESSMENTS:

Rateable Value: £18,000.00

RENTAL:

£27,500 per annum.

VAT:

Prices quoted are exclusive of VAT where applicable.

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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