

# SHEPHERD COMMERCIAL

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## **TO LET SINGLE STOREY UNITS OF 846 – 1810 SQ FT**



### **UNITS 1 & 2 OLD SWAN YARD REAR OF 1658 – 1660 HIGH STREET KNOWLE SOLIHULL B93 0NA**

- \* Unit 1 – 964 sq ft (left hand unit)
- \* Unit 2 – 846 sq ft (right hand unit)
- \* To be let as single units or as a whole
- \* Planning for A3 consent

#### **RENT:**

**Unit 1 - £26,500 per annum  
Unit 2 - £23,500 per annum**

**LOCATION:**

The Premises are located to the rear of the former NatWest Bank, 1658 – 1660 High Street, in Knowle, adjacent to a public footpath leading from the High Street to St Johns car park within the heart of Knowle village centre. Knowle village lies some 2 miles south east of Solihull Town Centre, on the A41 Warwick Road. The village is a very sought after locality with a large range of major retailers including Tesco, Costa, William Hill, Ripples and significant sole traders. All local amenities are in the immediate vicinity including schooling, shopping, transport etc.

**DESCRIPTION:**

The Premises have recently undergone complete conversion and refurbishment to provide two units which can be offered as a single unit or in sizes ranging from 846 sq ft up to a total size of 1810 sq ft.

The accommodation is to be offered in a shell form with the ingoing tenant to complete the internal fitting out.

As part of the works which the Landlord is to complete, will be the installation of a second W.C. if the accommodation is let as two individual units and the separation wall.

**TENURE:**

The Premises are to be offered upon lease for a term of years incorporating five yearly rent reviews on a full repairing and insuring basis, with the Landlord to insure the building and re charge the annual premium to the tenants. If the shops are let separately a small service charge will be made to cover upkeep of all common areas.

**RENTAL:**

Unit 1 - £26,500 per annum

Unit 2 - £23,500 per annum

**RATING ASSESSMENTS:**

The premises will be due for re assessment once occupation is taken up.

**SERVICES:**

We understand all mains services are connected to the property, with the exception of gas, which is available for connection.

**VAT:**

Prices quoted are exclusive of VAT where applicable. VAT will not be charged

**VIEWING:**

Strictly by appointment with the Agents.

Shepherd Commercial Ltd – 01564 778890 Or via email to; [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 lessee/tenant not proceed to completion.

*E-mail: [enquiries@shepcom.com](mailto:enquiries@shepcom.com)*

*Web Site: [www.shepcom.com](http://www.shepcom.com)*

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