

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

ASSIGNMENT OF LEASE HIGH QUALITY OFFICES OF 1460 SQ FT (135.63 SQ M)



Being:

**17 POPLAR ROAD
DORRIDGE
SOLIHULL
WEST MIDLANDS
B93 8DE**

- **Currently held upon lease for a term of 10 years from 3rd December 1999**
- **Rent review every 4th year**
- **Current rent passing £24,000 per annum**

LOCATION:

The premises are situated on Poplar Road, in Dorridge, close to the heart of the Village Centre and the junction of Station Road. The immediate vicinity is dominated by residential properties including a new residential development to the rear and local retail units are within 500 yds distance. Knowle Village Centre is some 1 mile distance and Solihull Town Centre, approximately 2 miles further distance.

DESCRIPTION:

The property comprises a detached building of two storey brick construction standing in an elevated position fronting Poplar Road and having rendered elevations. To the rear of the property, is a closed and secure car park and stores.

The office accommodation, which is arranged over 2 floors, provides 1,460 sq ft of net useable space radiating off a central entrance hall and hallway.

The property has the benefit of gas fired central heating radiators throughout and the floors are of suspended construction.

TENURE:

The premises are held upon lease for a term of 10 years from 3rd December 1999 subject to rent reviews every fourth year. The lease is held upon a full repairing and insuring basis and the current rent is £24,000 per annum.

RATING ASSESSMENT:

Rateable Value £19,000.00 (at time of print)

VAT:

All prices and rents quoted are exclusive of VAT which may be applicable.

RENTAL:

£24,000 per annum

VIEWING:

Strictly by appointment with the 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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