

SHEPHERD COMMERCIAL

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TO LET
GROUND FLOOR FORMER ESTATE AGENCY PRACTICE
OF
1008 SQ FT



Being:
UNIT 16 LOCK HOUSE
WATERSIDE
DICKENS HEATH
SOLIHULL B90 1UD

- ❖ **Prominent location set within the heart of Dickens Heath village**
- ❖ **Adjacent to the popular Waterside development**
- ❖ **Former estate agency practice of 1008 sq ft**
- ❖ **Flexible lease term incorporating 3 yearly rent reviews**

**RENTAL - THE INITIAL RENT WILL BE
BASED ON £18,000 PER ANNUM**

LOCATION:

The premises are located in a prominent location fronting the Waterside area of Dickens Heath, facing on to Rumbush Lane at its junction with Main Street. The premises are in close proximity to Main Street, which provides a range of local retailers including Tesco and Costa. All local amenities are in the immediate vicinity including schooling, shopping etc, and the premises have the benefit of one car parking space within the below ground car park.

DESCRIPTION:

The property comprises the ground floor unit having plate glass display windows overlooking the traffic island and internally the floors throughout are of solid construction with recessed lighting and the benefit of air conditioning. To the rear of the sales area is a store cupboard and W.C.

ACCOMMODATION:

The premises have a frontage of 41ft 6' and a shop depth of 20ft, providing 1008 sq ft of useable floor space.

TENURE:

The premises are available to let for a term of years incorporating three yearly rent reviews and on full repairing and insuring lease. There is an annual service charge of £3,350 per annum plus VAT, which covers the general up keep of the building, estate management, roads up keep, refuse collection etc.

RATING ASSESSMENT:

The rateable value is £9,900

SERVICES:

We understand all mains services are connected to the property, with the exception of mains gas.

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the Agents.

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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 not proceed to completion.

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