

# SHEPHERD COMMERCIAL

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**DRAFT  
TO LET  
GROUND FLOOR LOCK UP RETAIL PREMISES  
OF  
662 SQ FT (61.5 SQM)**



*being*  
**1707 HIGH STREET  
KNOWLE  
SOLIHULL  
B93 0LN**

- **Prominent High Street location**
- **2 car parking spaces to the rear**
- **Flexible lease term, incorporating 3 yearly rent reviews**

**RENTAL £17,500.00 PER ANNUM + VAT**

**LOCATION:**

The premises are located in a very prominent location, fronting Knowle High Street. Nearby retailers include; One Stop Stores, Costa Coffee, Timpson's and Ripples Bathrooms together with a large number of independent retailers.

Knowle lies some 2 miles to the south of Solihull Town Centre and serves a very large residential community with all local amenities in the immediate vicinity including; schooling, shopping and good transport links etc.

**DESCRIPTION:**

The premises comprise a ground floor lock up shop with windows overlooking the High Street and briefly comprises; sales area, stock room, utility room and preparation room. The accommodation provides 662 sq ft of net useable floor space. Floors throughout are of solid construction and lighting is by way of spot lights and fluorescent fittings.

**ACCOMMODATION:**

Sales Area	414 sq ft
Stock Room	60 sq ft
Rear Lobby	
WC	
Utility / Office	84 sq ft
Covered corridor	
Preparation Room	104 sq ft
<b>Net internal floor area</b>	<b>662 sq ft</b>

**TENURE:**

The premises are offered to be let for a term of years incorporating 3 yearly rent reviews and on an Internal Repairing and Upkeep of Shopfront basis. The Tenant will also be responsible for 50% of the Landlord's Buildings Insurance premium.

**RENT:**

Rent will be based on £17,500.00 per annum + VAT

**RATING ASSESSMENTS:**

Rateable Value: £10,250.00

**SERVICES:**

We understand all mains services are connected to the property.

**LEGAL COSTS:**

Each party to pay their own legal costs.

**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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