SHEPHERD COMMERCIAL

Retail

TO LET

1 Oxhill Road, Shirley, Solihull, B90 1LR

1 Oxhill Road is a 1,604sqft retail unit on the mini-parade of Oxhill Road - equipped with rear parking and warehousing.

Summary

Tenure	To Let
Available Size	1,604 sq ft / 149.02 sq m
Rent	£20,000 per annum
Service Charge	N/A
Rateable Value	£7,900 Benefits from 100% small business rate relief
EPC Rating	D

Key Points

- 805sqft sales area
- Stores
- Set within small parade
- £20,000 per annum
- Rear parking
- Kitchen and W.C
- Assignment of lease
- 5 years remaining

Description

1 Oxhill Road is comprised of an end of terrace two-storey brick built building surmounted by a pitch tiled roof and standing at the end of the small parade on Oxhill Road, which consists of roughly 8 similar retail units - all of which benefit from off-road side parking. The property is currently let to Bathing Mobility Advisory Service Ltd, whom are the assigners of the lease which is running a term of 6 years from 2023 incorporating a break in 2025 at the passing rent of £20,000 per annum.

Property Highlights / Amenities

- Shop Frontage (ft): 23

Location

The unit is located in Solihull Lodge, just off Yardley Wood Road and 50 metres back from Maypole Lane. Immediate occupiers on the parade consist of a triple unit let to One Stop Convenience and Gatsbys Hair and Beauty. The parade benefits from significant thoroughfare for vehicles and is set within residential streets of Solihull Lodge with close proximity to Maypole Island and its adjacent superstores (4 min drive).

Viewings

Strictly by appointment with Shepherd Commercial

Terms

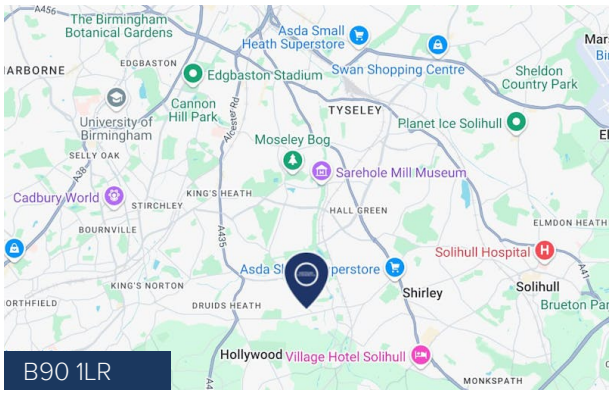
The letting is to be conducted as an assignment of the current lease which expires in 2029

Anti-Money Laundering

In accordance with AML regulation, Shepherd Commercial is required to conduct checks on successful applicants

Legal Costs

Each party is to bear their own legal costs in this transaction



Viewing & Further Information

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