



3A Station Approach, Dorridge, Solihull, B93 8JA

Assignment of Lease of Ground Floor Takeaway Trading As Zinga Kitchen

Summary

Tenure	To Let
Available Size	492 sq ft / 45.71 sq m
Rent	£12,500 per annum
Business Rates	N/A
EPC Rating	C

Key Points

- Prominent location in the heart of Dorridge Village
- Turnover will only be provided to bonafide interested parties
- Lease expires 2041
- Well established business
- Recently refurbished to a high standard
- Premium of £30,000.00 required for the benefit of all Fixtures & Fittings and the Lease

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DESCRIPTION

Ground floor lock up retail premises providing waiting area, front sales, kitchen and stores.

Plate glass display window to front elevation with feature internal lighting.

Recently refurbished fully fitted kitchen.

Floors throughout are of solid construction.

LOCATION

The property is set within a prominent retail parade fronting Station Approach at its junction with Station Road in Dorridge. Local retailers include Sainsbury's, Argos and Costa Coffee and many other prominent local retailers.

The property serves a very large residential catchment area and is located some 3 miles to the south east of Solihull Town Centre.

SERVICES

We understand that all mains services are connected to the property.

TENURE

The property is held under an original lease for a term of 25 years from 2016, expiring 2041 and subject to a current rent passing of £12,500 per annum inclusive of VAT.

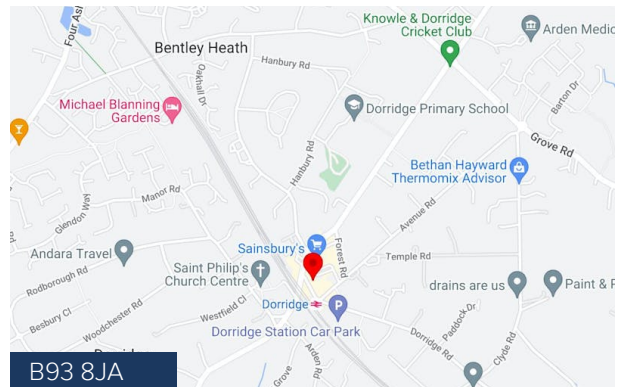
Rent reviews are every 5th year with the lease being on an Internal Repairing & Insuring basis.

TURNOVER

This will be provided to bonafide interested parties only.

VIEWING

Strictly by appointment with the sole agents.



Viewing & Further Information

KAINE ARKINSON

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