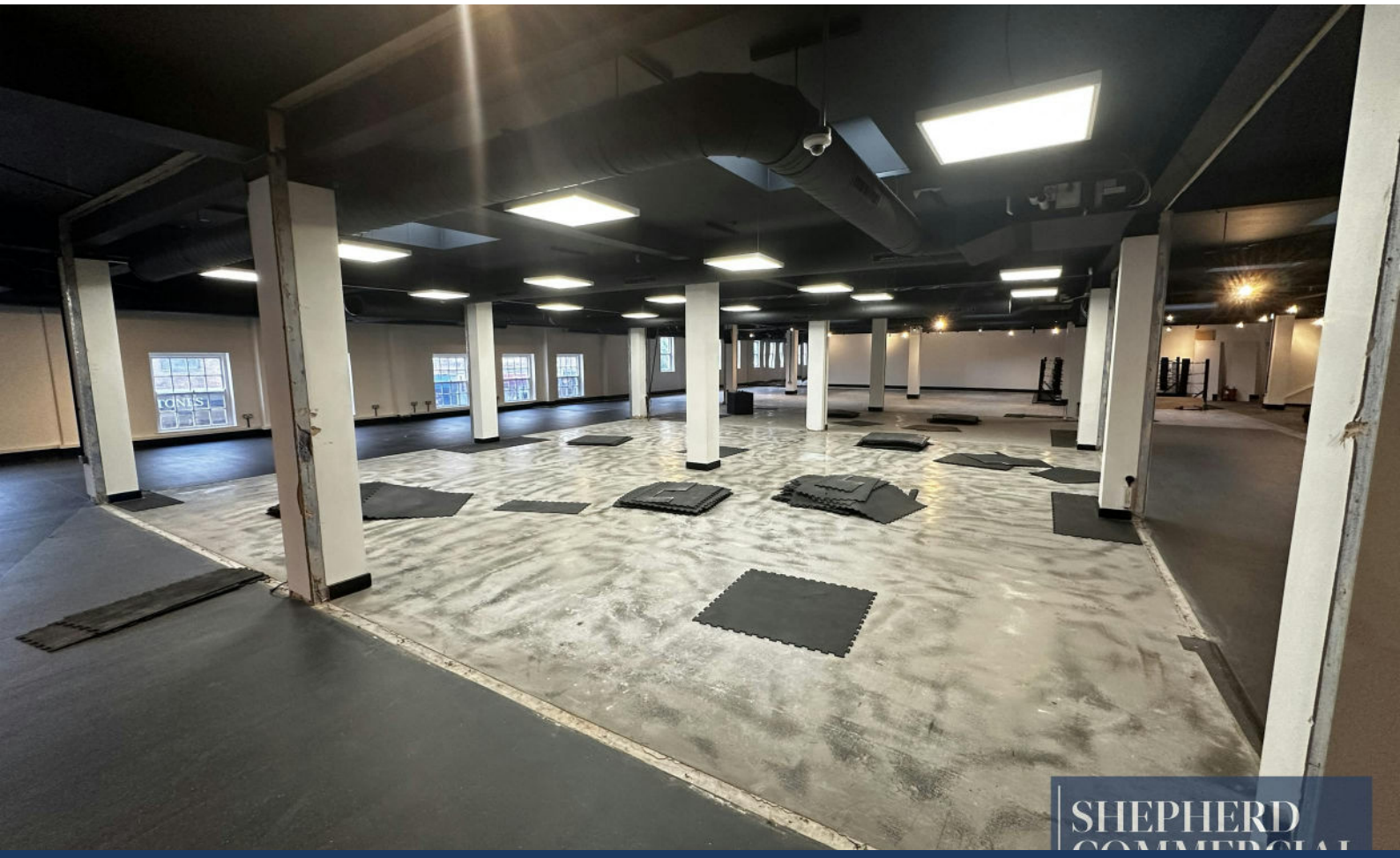
SHEPHERD COMMERCIAL

Retail, High Street Retail

TO LET



90 High Street, Solihull, B91 3TA

Clarendon House is a first floor open-plan self contained Grade A specification retail/office space in the heart of Solihull High Street.

Summary

Tenure	To Let
Available Size	7,819 sq ft / 726.41 sq m
Rent	£7 per sq ft
Service Charge	£2.60 per sq ft Inclusive of insurance
Rateable Value	£90,000 Based on 2023 valuation
EPC Rating	C

Key Points

- Two Floors
- Self Contained
- Open-Plan
- Prominent Position
- LED Fixtures
- Significant Footfall
- Air Conditioning
- Great Frontage

Description

Clarendon House is a first floor self-contained open-plan retail/office accommodation split across two floors and fitted to a Grade A specification. Equipped with Air Conditioning, LED fixtures and CAT VI cabling, the property extends the full frontage of the first floor above the four commercial units of 76-90 High Street, Solihull.

Formed of terraced red-brick elevations, and surmounted by pitch tiled roofing, Clarendon House is comprised of the end-of-terrace apportionment of the parade block. Access is provided via the right-hand elevation into a private lobby and roller shutter frame leading through an internal stairway and up to the open-plan - a lift is also installed.

Location

Clarendon House is located above 76-90 High Street, Solihull in the heard of the Town Centre and just outside of the Touchwood Internal Shopping Centre and positioned fronting the core promenade connecting into Mell Square. Less than 0.6 miles from Solihull Train Station, Clarendon House is connected to multiple road and rail networks, with the Solihull Bus Station just a 2 minute walk from the property.

A population of over 200,000 residents within Solihull, with above national averages of both disposable income and GVA per capita - which is 31% higher than the national average.

Viewings

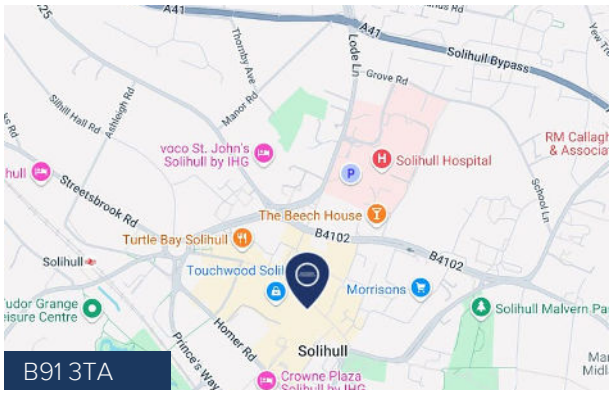
Strictly by appointment with Shepherd Commercial

Terms

The property is to be offered on a leasehold term, and upon a Full Repairing and Insuring Basis by way of service charge.

Video

- Virtual Tour - https://tour.giraffe360.com/1b05b490b95045118dc7288cca175fa7/



Viewing & Further Information

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