



65 Colebrook Road, Shirley, Solihull, B90 2JZ

To Let Ground Floor Lock up Shop

Summary

Tenure	To Let
Available Size	471 sq ft / 43.76 sq m
Rent	£14,500 per annum
Rateable Value	£8,600
EPC Rating	EPC exempt - Stand-alone building < 50m2

Key Points

- Set within neighbourhood parade
- Serving a very large residential catchment area
- Shirley High Street is 1/2 a mile distance
- Good transport links closeby
- Electrically controlled roller shutter security door

Description

The premises comprise a centre terraced building of two storey brick construction surmounted by a pitched tiled roof and comprising to the ground floor a retail area, which is currently trading as a dental laboratory and to the first floor, a self-contained two bedroom flat.

The property has to the front elevation an aluminium plate glass display window, having internally suspended ceiling incorporating LED light fittings, suspended floor with tile effect covering and electrically controlled roller shutter security door.

The property has a kitchenette, WC and enclosed rear yard.

Location

The premises are located within a small retail parade fronting Colebrook Road in Shirley and are set back from the road behind a service road. Shirley High Street lies some ½ a mile distance and the premises serve a very large residential catchment area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	395	36.70
Ground - Workshop	76	7.06
Total	471	43.76

Services

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

Tenure

The premises is to be leased for a term of 6 years with a review after the third year and on a Internal Repairing & upkeep of shopfront basis.

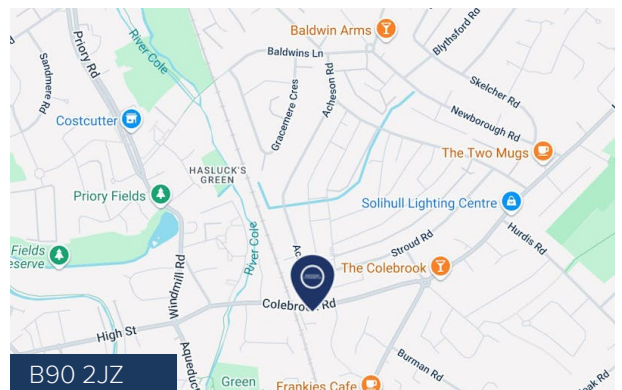
The Landlord will insure the property and recharge the tenant 50% of the annual premium.

Rating

The rateable value is £8,600.00.

Legal Fees

Each party is to be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information

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