

# RETAIL SOLIHULL

40-42 Drury Lane, Mell Square Shopping Centre

## SHOP TO LET

### LOCATION

Solihull is one of the UK's most affluent towns and is located approximately 10 miles south east of Birmingham. Mell Square is a 500,000 sq ft open shopping centre anchored by **Marks & Spencer**, **WHSmith**, **Boots** and **Sainsbury's**.

### SITUATION

The property is situated in a prominent secondary location towards the centre of Mell and is adjacent to **Moss Bros** and **Dunelm Mill** with nearby retailers including **TK Maxx**, **Boots**, **WHSmith**, **Dorothy Perkins** and **Caffe Nero**.

### LEASE

The property is available by way of a new repairing and insuring lease for a term of years to be agreed.

### RENT

£115,000 pax

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC

A copy of the Energy Performance Certificate is available on request.

### ACCOMMODATION

Ground Floor	5,056 sq ft	470 sq m
First Floor Storage/Staff	1,409 sq ft	131 sq m
Internal Width	35 ft 2 ins	10.71 m
Shop Depth	176 ft 2 ins	53.7 m

### BUSINESS RATES & SERVICE CHARGE

Rateable Value	£121,000
Rates Payable (19/20)	£60,984
Service Charge (2019/20)	£9,869-47
Insurance Charge (19/20)	£2,529-70

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

### VIEWING

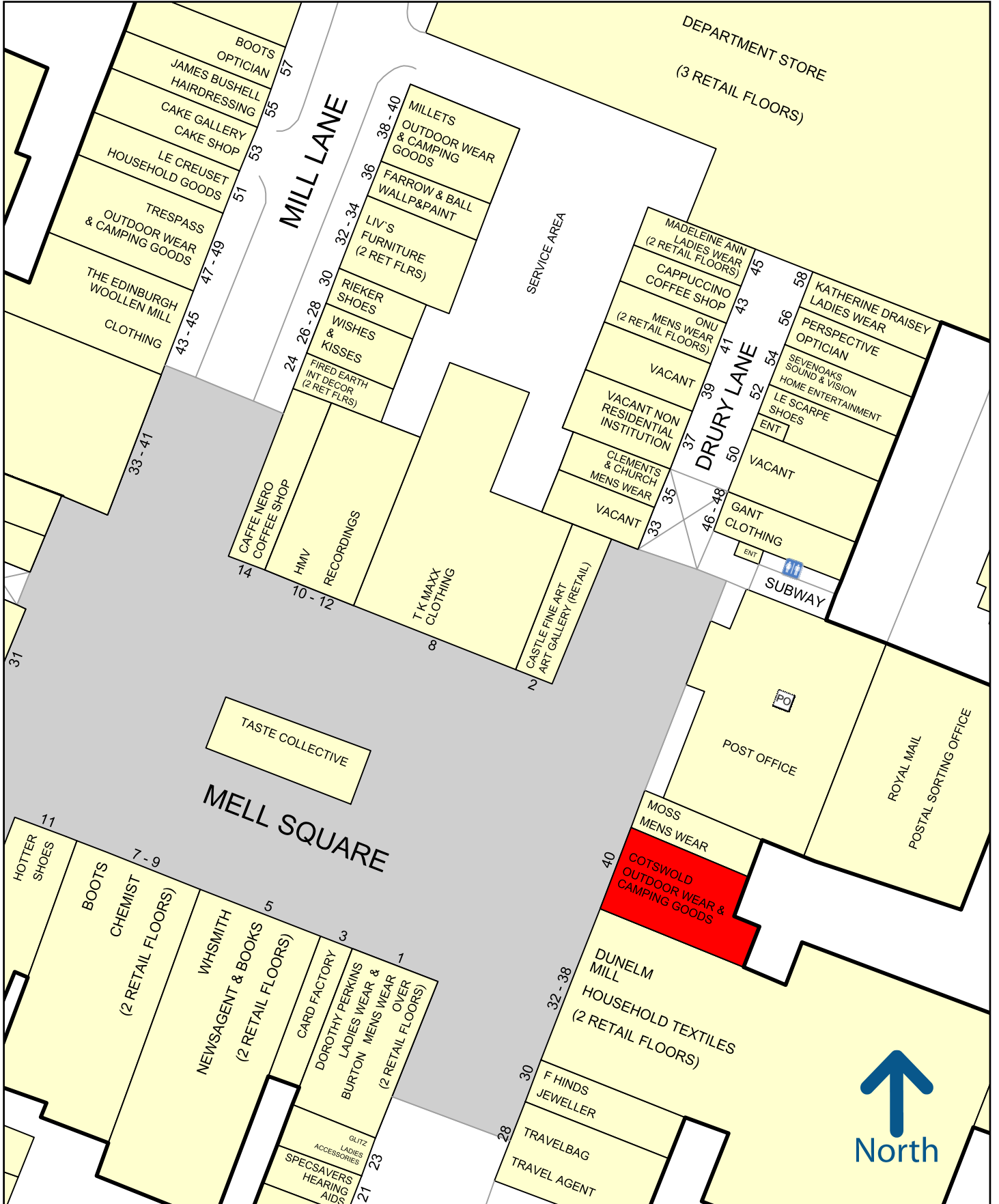
For further information or to arrange a viewing, please contact:

#### BWD

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38 metres

Experian Goad Plan Created: 30/10/2019  
Created By: Bidwell Webber De Pons Ltd

