

Solihull RETAIL

TO LET

24 Mill Lane, Mell Square,
Solihull



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, being anchored by **M&S**, **Boots**, **WH Smiths**, **Dunelm**, **TK Maxx** and **Sainsbury's**.

SITUATION

The Property is situated in a prime and busy trading location, on the main run from Touchwood into Mell Square. Nearby occupiers include **Caffé Nero**, **TK Maxx** and **Tresspass**.

LEASE

The Property is available by way of a new full repairing and insuring lease.

RENT

Offers are invited in the region of **£32,500** per annum.

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

Internal Width	18 ft 5 in	5.64 m
Shop Depth	33 ft	10.1 m
Ground Floor	559 sq ft	51.9 sq m
Mezzanine Sales	359 sq ft	33.4 sq m
First Floor	631 sq ft	58.6 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 25,500
Rates Payable	£ 12,852
Service Charge (20/21)	£ 674.62
Insurance Charge (20/21)	£ 592.78

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

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING

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

BWD

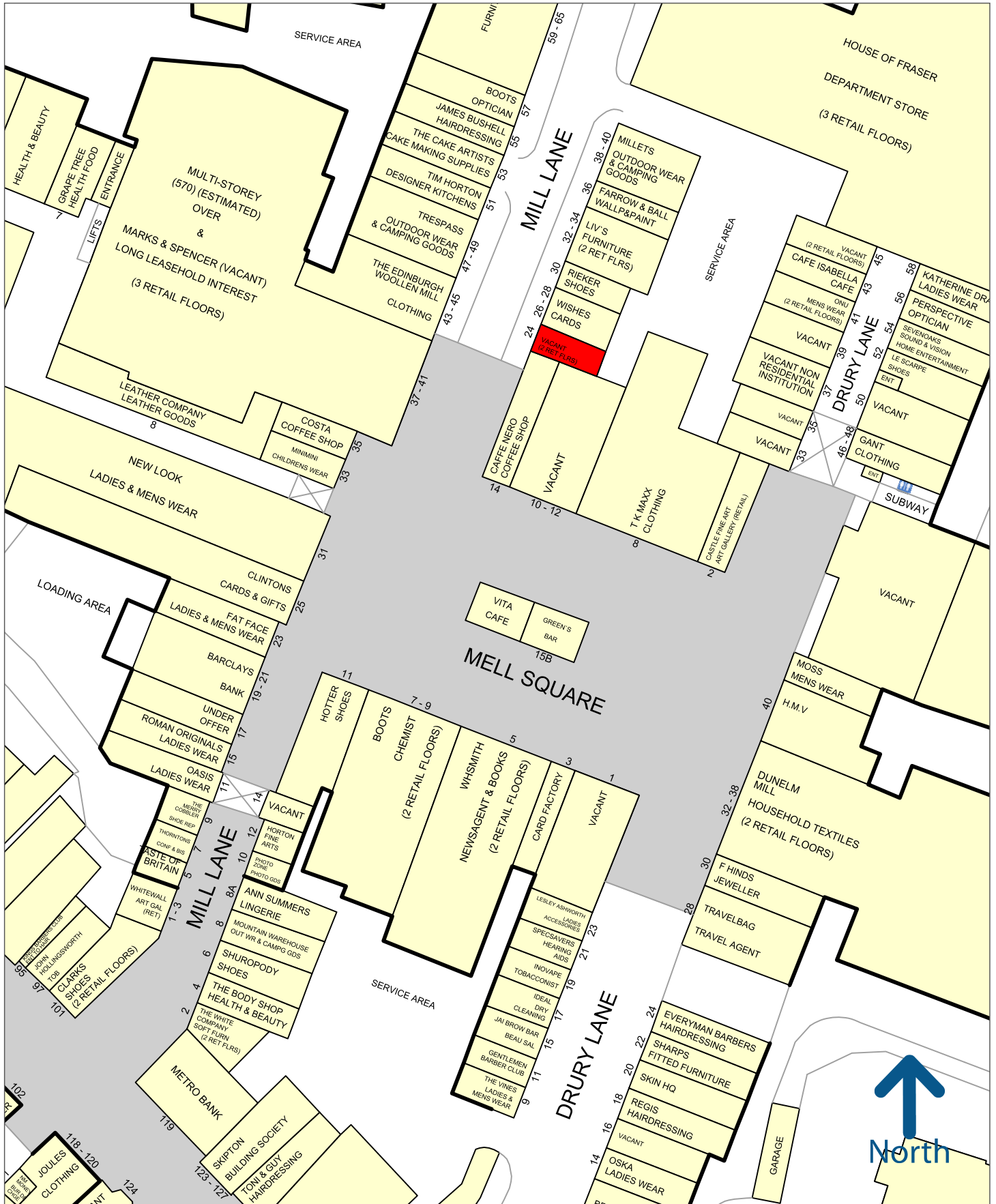
Nick De Pons

07767-768-423

ndepons@bwdretail.co.uk

Rob Alston

Tel: 07768-650-446



50 metres

Experian Goad Plan Created: 05/07/2021
Created By: Bidwell Webber De Pons Ltd

