



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## NEWLY REFURBISHED SHOP UNIT TO LET

**177A STRATFORD ROAD,  
SHIRLEY, SOLIHULL, B90 3AX**

**SUITABLE FOR A3 & A4 USES  
SUBJECT TO PLANNING  
PERMISSION**

### Location

Red Lion Precinct is in the heart of Shirley Town Centre where other nearby occupiers include **William Hill, Thomas Cook, The Tanning Shop, Halifax Bank** and the recently opened **Fiesta Del Asado** Restaurant.

Directly opposite is the 195,000 sq ft Parkgate Shopping Centre, anchored by **Asda** which has attracted new retailers to Shirley including **Peacocks, B & M** and **Poundland**.

### Accommodation

The property comprises a modern shop unit arranged on ground and first floors having the following approximate dimensions and areas:-

Gross Frontage	15.56 m	(18' 3")
Shop Width	5.26 m	(17' 3")
Shop Depth	14.86 m	(48' 9")
Ground Floor Area	73.02 sq m	786 sq ft
First Floor Area	64.66 sq m	696 sq ft

### Tenure

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

### Rental

Offers based on £29,500 per annum exclusive of service charge, business rates, building insurance and VAT are invited.

### Service Charge

Currently £1,888 + VAT including insurance and subject to annual variation.

### Rating Assessment

Rateable Value 2018/2019 £20,000

*This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.*

### Planning

The premises were previously used for an A1 retail use but are also suitable for A2, A3, and A4 uses subject to planning permission.

### Energy Performance Certificate

Rating of E:112 – full EPC available upon request.

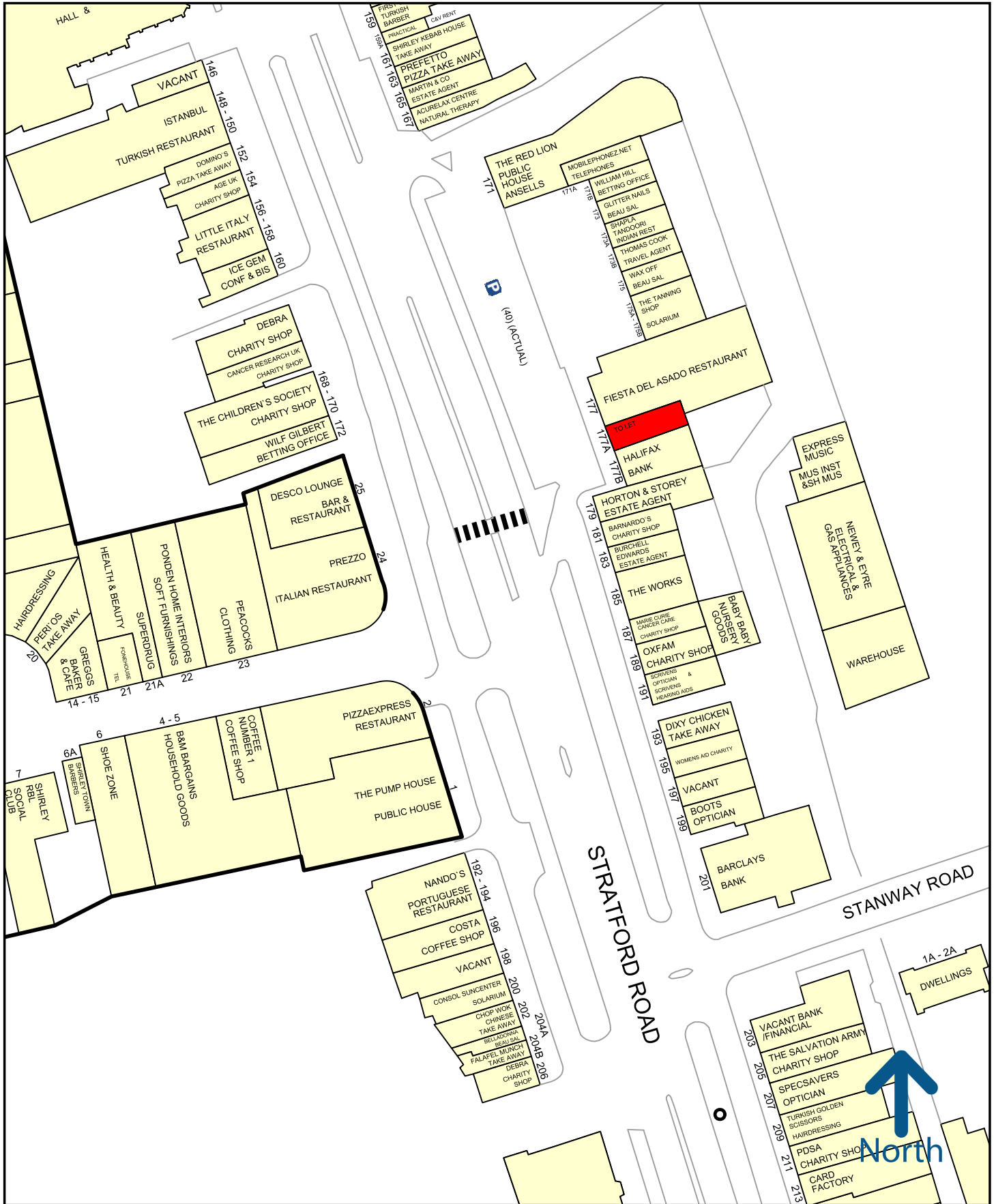
### Legal Costs

Each Party are to be responsible for their own legal costs incurred in connection with the transaction.

### Viewing strictly by appointment with the sole agents:-

Richard Ward  
DD: 0121 212 7809  
E: [richardw@rhtretail.co.uk](mailto:richardw@rhtretail.co.uk)

Date prepared: February 2019 All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 26/02/2019

Created By: RHT

