ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



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 $\pounds 29,500$ per annum exclusive of service charge, business rates, building insurance and VAT are invited.

Service Charge

Currently \pounds 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: <u>richardw@rhtretail.co.uk</u>

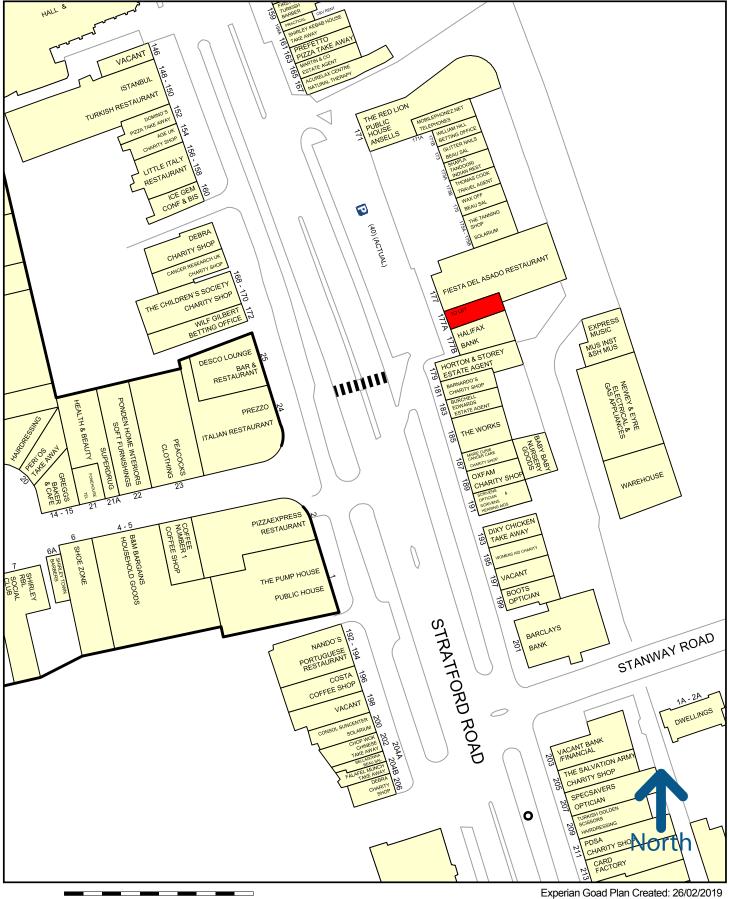
Date prepared: February 2019 All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must sastisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.











Copyright and confidentiality Experian, 2017. O Crown copyright and database rights 2017. OS 100019885

50 metres

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011