



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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On the Instructions of Sainsburys Supermarkets Limited

SHOP TO LET

UNIT 3 FOREST COURT, STATION ROAD, DORRIDGE, SOLIHULL

Location

Dorridge is an affluent residential area located approximately 5 miles to the south of Solihull Town Centre, and 2 miles to the south west of Knowle. Access to the national motorway network is facilitated via Junction 4 of the M42 motorway which is located approximately 2 miles to the west.

Description

The subject premises comprise a purpose built retail unit forming part of the Sainsburys Supermarket Development fronting on to Station Road and is situated adjacent to Argos, and Reflections Kitchens. The premises comprise a ground floor retail area and wc facilities together with mezzanine accommodation to the rear.

Accommodation

Internal Width	9 m	29' 6"
Built Depth	13.22 m	43' 4"
Ground Floor Sales	114.75 sq m	1,235 sq ft
WC – mezzanine accessed via spiral staircase	45 sq m	491 sq ft

Lease

Available by way of a new effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Commencing Rental

£25,000 per annum exclusive of, business rates, building insurance and VAT.

Service Charge

£1,311 pa.

Rating Assessment

Rateable Value 2019/2020 £30,000

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

From our enquiries we understand the subject premises currently benefit from A1 Planning Consent (Standard Retail).

EPC Rating

D:76 – full EPC available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing strictly by appointment with the sole agents:

Jon Rowley
Rowley Hughes Thompson
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Date prepared: April 2019. All transactions are stated exclusive of VAT. Subject to Contract.