



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## TO LET – A3 CONSENT

**1594-1596 HIGH STREET, KNOWLE,  
B93 0LF**

### Location

Knowle is an affluent and attractive village within the Metropolitan Borough of Solihull situated approximately 2 miles South East of the town centre. Access to the main national motorway network is via the A4141 main Birmingham to Warwick Road at Junction 5 of the M42 approximately 1 mile away.

### Description

The premises benefit from a wide double frontage on to High Street and have been stripped back to shell condition. The customer W.C facilities to the rear of the premises have been left in-situ and the electrical distribution board has been left in place for occupiers to connect to. There is rear service area for loading, deliveries and servicing and a large Pay and Display surface car park accessed through St. John's Way shopping precinct.

### Accommodation

The premises comprise of the following approximate dimensions and gross internal area.

Internal Width	10.90 m	(35' 9")
Built Depth	15.00 m	(49' 3")
Ground Floor	163.50 sq m	(1,750 sq ft)

(There is a change in floor level at a depth of approximately 9.00 m – (29' 6").

### Tenure

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

### EPC

C:68 – a copy is available upon request

### Rent

**£40,000** per annum exclusive of rates, service charge and VAT.

### VAT

The property has been elected for VAT.

### Planning

The premises have an existing A3 (restaurant/cafe) planning consent but is considered suitable for a variety of uses subject to obtaining the necessary planning consent.

### Rateable Value

2017 Assessment £22,750

*We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.*

### Legal Costs

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

### 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.

### Viewings/More Information

Strictly by appointment with the Joint Retained Agents:-

#### Richard Ward

**Rowley Hughes Thompson**

Tel: 0121 212 7809

Email: [richardw@rhtretail.co.uk](mailto:richardw@rhtretail.co.uk)

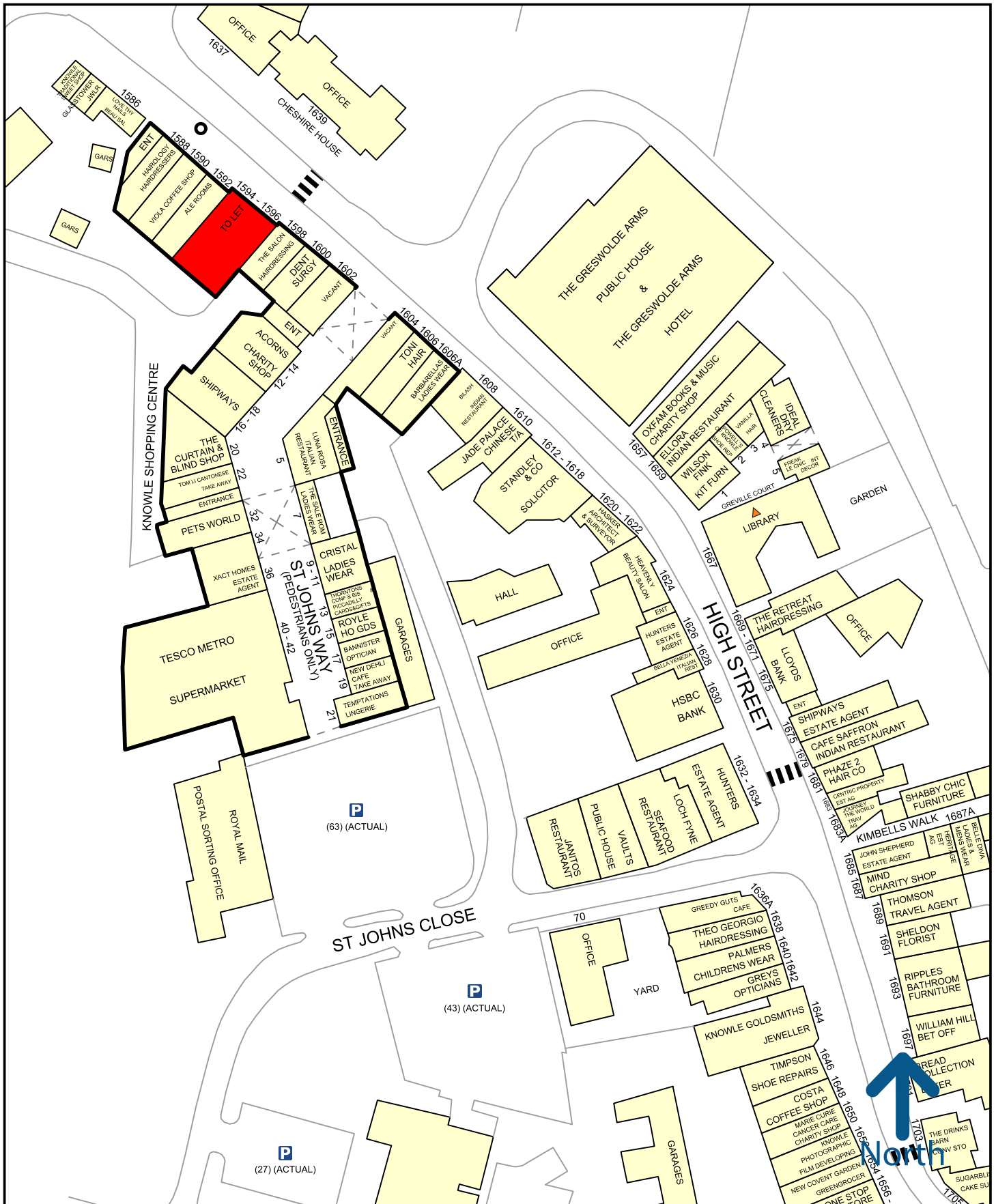
#### Scott Robertson

**Creative Retail**

Tel: 0121 400 0407

Email: [scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)

Date prepared: July 2018. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 03/07/2019

Created By: RHT