



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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



PRIME SHOP TO LET

**77-79 HIGH STREET,
SOLIHULL
B91 3SW**

Location

Solihull is an affluent and attractive town located approximately 7.5 miles south east of Birmingham.

The town's primary catchment is estimated at approximately 240,000. Solihull boasts one of the highest A, B & C1 social demographics in the UK.

The property occupies a 100% prime trading location on the pedestrianised High Street between the two entrances to Touchwood Shopping Centre and Mell Square. Nearby multiple retailers include **Card Factory, Waterstones, White Stuff, Molton Brown, and Metro Bank.**

Description

The property comprises a three storey building of brick construction with a pitched slate roof arranged to provide a ground floor shop with first and second floor ancillary accommodation. The property has the benefit of rear servicing.

Accommodation

The property is arranged to provide the following accommodation:-

Gross Frontage	6.99m	23'0"
Internal Width	6.54m	21'6"
Shop Depth	24.59m	80'11"
Built Depth	29.61m	97'5"
Ground Floor Sales	193.14sqm	2,079 sqft
First Floor Ancillary	48.12sqm	518 sqft
Second Floor Ancillary	46.27sqm	498 sqft

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£110,000 per annum exclusive of business rates and VAT.

EPC Rating

The property has an EPC rating of D.

Rates

Rateable Value	£102,000
Annual Rates Payable	£ 52,224

No business rates are payable on this property until April 2021.

VAT

The property is registered for VAT and therefore Value Added Tax will be payable upon the rent.

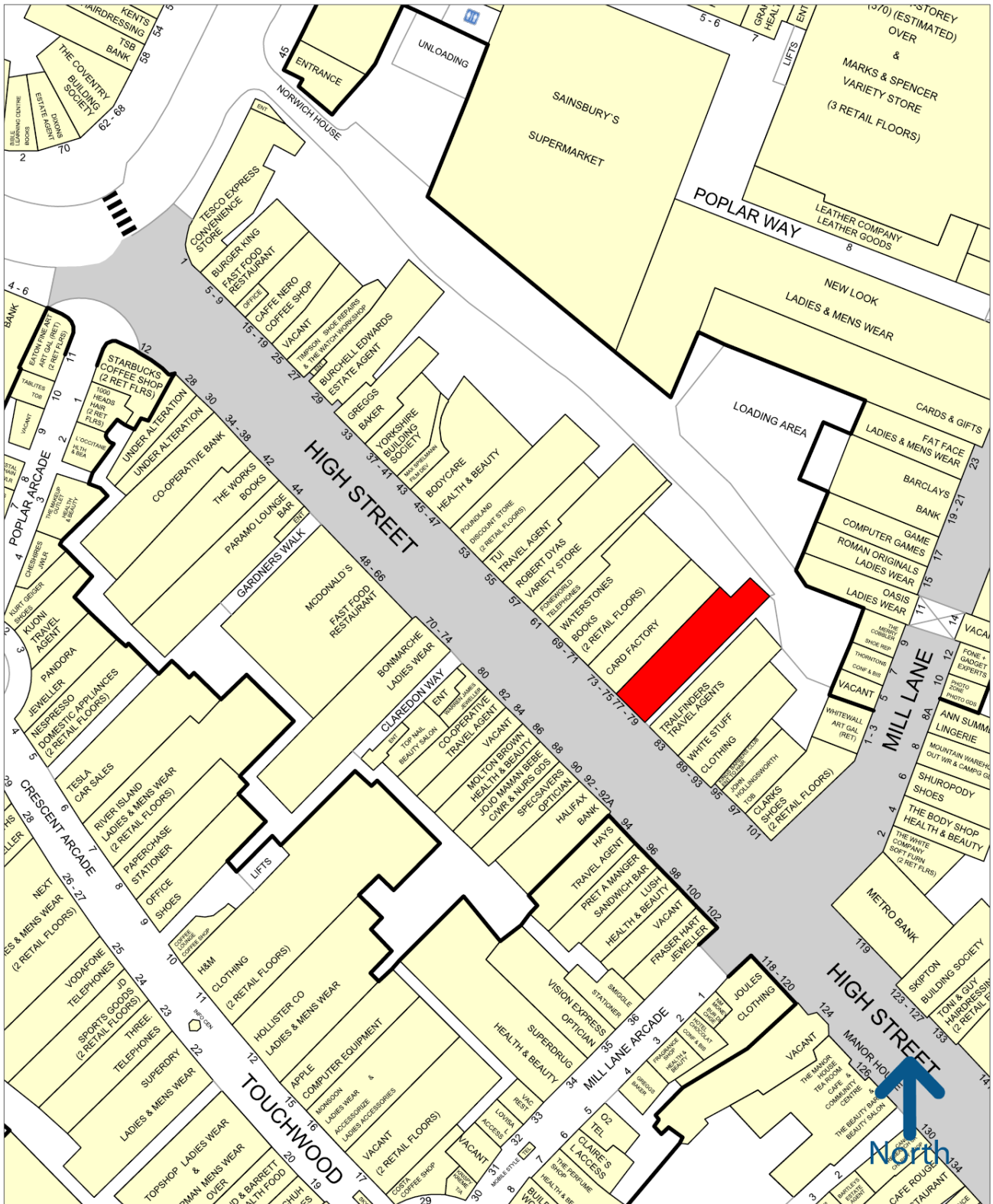
Legal Costs

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.
David Thompson - Rowley Hughes Thompson
Tel: 0121 212 7803
Email: davidt@rhtretail.co.uk

Date prepared: November 2020. Transactions are stated exclusive of VAT, Subject to Contract



50 metres

Experian Goad Plan Created: 18/11/2020
Created By: RHT



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