



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## NEWLY REFURBISHED SHOP UNIT TO LET

**173B STRATFORD ROAD,  
SHIRLEY, SOLIHULL B90 3AX**

**SUITABLE FOR ALL CLASS E USES**

### Location

Red Lion Precinct is in the heart of Shirley Town Centre where other nearby occupiers include **William Hill, 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 retail unit arranged over ground and first floors with the following approximate dimensions and areas:-

Gross Frontage	4.80m	15'9"
Shop Width	4.49m	14'9"
Shop Depth	11.73m	38'6"
Ground Floor Area	47.66sqm	513 sqft
First Floor Area	28.33sqm	305 sqft

### Specification

Fully refurbished and ready to receive Tenant's shop fitting including suspended ceiling, floor finish and fire alarm system. Further details available on request / at inspection.

### 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 £19,000 per annum exclusive of service charge, business rates, building insurance and VAT, are invited.

### Service Charge

Currently £975 +VAT including insurance and subject to an annual variation.

### Rating Assessment

Rateable Value £15,250

*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.*

### Energy Performance Certificate

Energy Performance Certificate available on 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 :-

Richard Ward

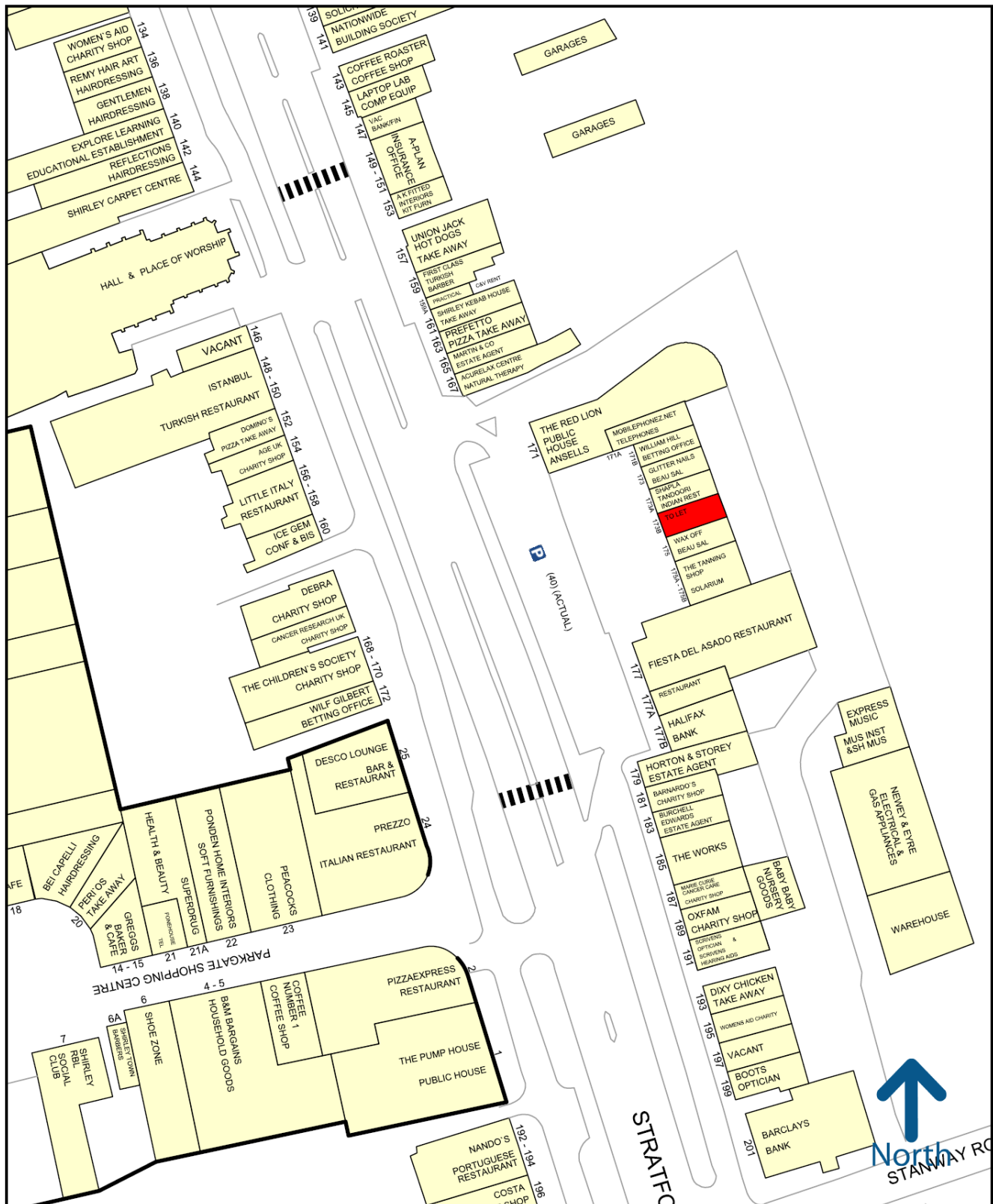
Rowley Hughes Thompson

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Date prepared: January 2021. Transactions are stated exclusive of VAT,

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