



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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SHOP UNIT TO LET

**197 STRATFORD ROAD,
SHIRLEY, SOLIHULL B90 3AU**

Location

The premises occupy a prime trading location close to **The Works, Boots Opticians and Barclays Bank.**

The unit is opposite the 195,000 sq ft Parkgate Shopping Centre anchored by **Asda** which has attracted new retailers to Shirley including **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	5.59m	18'3"
Shop Width	5.39m	17'6"
Shop Depth	13.71m	45'0"
Sales Area	62.43sqm	672 sqft
First Floor Area	31.03sqm	334 sqft

Tenure

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

Rent

Offers based on £25,000 per annum exclusive are invited.

Rating Assessment

Rateable Value £14,750

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.

Legal Costs

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

Energy Performance Certificate

Rating of D:80 – the full EPC available upon request.

Viewing

Strictly by appointment with the sole agent:-

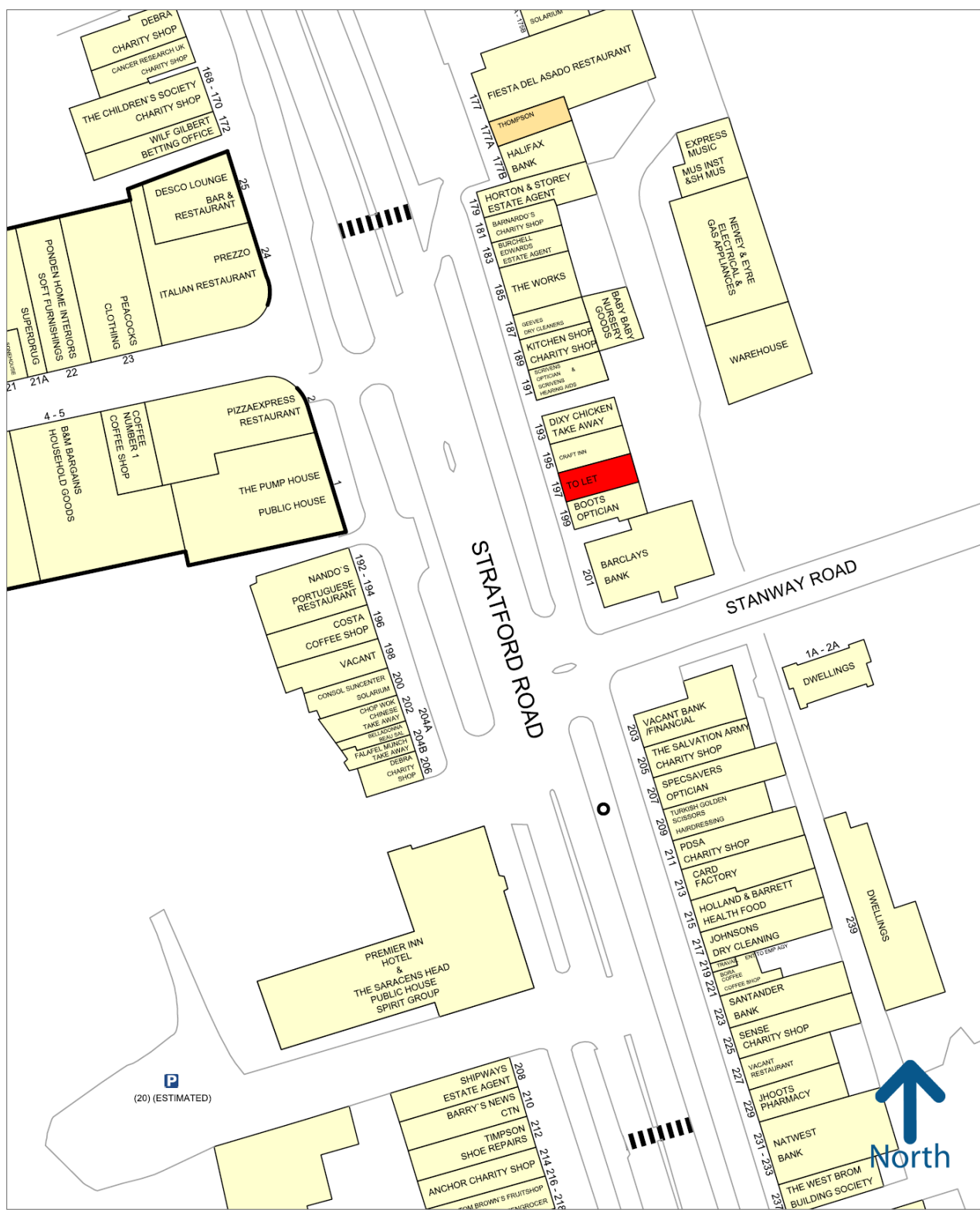
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Date prepared: March 2021. Transactions are stated exclusive of VAT,
Subject to Contract



Experian Goad Plan Created: 09/03/2021
Created By: RHT



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