

# To Let

## Ground Floor Retail Unit

**123 Stratford Road, Shirley**



**Shop ITZA**  
**39.286 m<sup>2</sup>**  
**(423 ft<sup>2</sup>) Approx.**

## Location

The premises are located on the Stratford Road (A34) in Shirley, an established retail location situated approximately 3 miles west of M42

## Description

The property comprises a self contained ground retail unit, located within a parade of shops. The accommodation includes a retail area with ancillary storage, kitchen and toilet to the rear.

## Accommodation (All Sizes Approx)

Shop ITZA	34.286 m <sup>2</sup>	423 ft <sup>2</sup>
Office 2	7.349 m <sup>2</sup>	79 ft <sup>2</sup>
Office 3	3.589 m <sup>2</sup>	39 ft <sup>2</sup>

## Proposed Terms

The property is offered on a new 3 year (or multiples thereof) lease.

## Rent

£12,000 per annum (Exclusive of Rates)

## Rent Deposit

The in-going tenant will be required to pay a rent deposit equating to 3 month's rent.

## Rateable Value

For business rates please contact Solihull Metropolitan Borough Council on 0121 704 8175.

## Legal Costs

The in-going tenant is to be responsible for all legal costs associated with the preparation and completion of the lease.

## VAT

All figures are exclusive of VAT.

## Services

The in going tenant will be responsible for business and water rates as well as utility charges for services connected to the premises.

## Viewing

Strictly by appointment with the Sole Letting Agent:

**Pennycuik Collins,  
9 The Square, 111 Broad Street,  
Birmingham, B15 1AS.**

**Tel. No: 0121 665 4150,  
Fax. No: 0121 665 4190,**

**Ref: Paul Steele**

## SUBJECT TO CONTRACT

April 2012

## Energy Performance Certificate

An EPC is available for the ingoing tenant obtained under current legislation.



