

To Let

Second Floor Office Suite

**Doubleday House,
29 High Street
SOLIHULL**



***Offices 27.964m²
(301 ft²) Approx.***

Location

Doubleday House is a prominent building situated on the pedestrianised high Street in Solihull town Centre with close proximity to both railway and bus stations.

Description

Access is provided off the High Street into a communal reception area. Stairs lead to the second floor where the suite is positioned. The suite is sub-divided into 2 cellular offices with a small store off the landing. The first floor has communal male and female toilet facilities.

Accommodation (All Sizes are approximate)

Offices	27.964 m ²	301 ft ²
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Proposed Terms

The suite is available on a minimum 3 years lease or multiples thereof.

RENT

£2,500 per annum exclusive of VAT

Rent Deposit

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

Rates

Interested parties are advised to make their own enquiries with Solihull Metropolitan Borough Council Business Rates Department on 0121 704 6000.

Legal Costs

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

VAT

All figures are exclusive of VAT.

Service Charge

An annual service charge will be levied in connection with the landlord's costs in managing and maintaining the common areas to the building. This payment will be charged on a quarterly basis.

Building Insurance

The landlord will insure the premises and reclaim an apportioned amount from the tenant.

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 not required for this property

The Property Misdescriptions Act 1991:

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (**especially if you are travelling some distance to view the property**).

Fixtures and Fittings:

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

Measurement:

The property has been measured in accordance with the RICS "Code of Measuring Practice (6th Edition)".

VAT:

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Misrepresentation Act 1967:

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

Rates/Water Rates:

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

Tenure:

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

Services:

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.