



**TO LET**

**Retail**

134 High Street, Solihull, Birmingham, B91 3SX

1958 sq. ft (182 sq. m)

**£60,000 pax**

## LOCATION

The property is situated within a pedestrianised section of High Street, Solihull at the corner with Manor Walk, adjacent to many national retailers and the popular Touchwood Shopping Centre.

Solihull is a large town within the West Midlands conurbation, situated approximately 7.5 miles south east of Birmingham City Centre and 18 miles north-west of Warwick. Junctions 4 & 5 of the M42 Motorway which links to the M40, M6 and M5 is within 2 miles. Rail services to London Marylebone have a fastest journey time of 1 hour 20 minutes. Birmingham International Airport and National Exhibition Centre are situated within 6 miles to the north east.

Solihull is regarded as one of the most affluent areas of the West Midlands.

## DESCRIPTION

Fronting High Street, the property is a ground floor retail unit used as a restaurant, previously occupied by Café Rouge and comprises a restaurant with seating for approximately 88, rear kitchen and associated stores, customer and staff toilets and access into a shared rear access route.

## ACCOMMODATION

	sq. m	sq. ft
Ground	182	1958
<b>Total</b>	<b>182</b>	<b>1958</b>

## RENT

£60,000 per annum

## LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

## BUSINESS RATES

Rateable Value £61,000

## UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

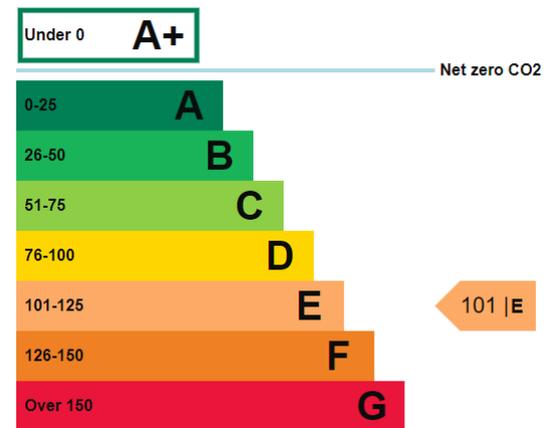
## SERVICE CHARGE

A service charge is payable cover the cost of maintenance and upkeep of communal areas.

## VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

## EPC



## VIEWING

Strictly by prior appointment:

**Richard Bache**

[richard.bache@pennycuick.co.uk](mailto:richard.bache@pennycuick.co.uk)

**Jack Summers**

[jack.summers@pennycuick.co.uk](mailto:jack.summers@pennycuick.co.uk)

## SUBJECT TO CONTRACT

March 2021



Photograph taken Dec 2018

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