

## TO LET



### Retail

1646 High Street, Knowle, Solihull, B93 0NA

1075 sq. ft (100 sq. m)

**£28,000 pax**

## LOCATION

The property is situated in a prominent position on High Street in Knowle, next door to Costa Coffee. Knowle is situated 3 miles south east of Solihull Town Centre. Junction 5 of the M42 Motorway is approximately 1 mile distant.

## DESCRIPTION

Fronting High Street, the property is a ground floor retail unit with full width shop front incorporating entrance door. Currently laid out to a front retail area with large stores are to the rear the accommodation will lend itself to being opened up to create a larger retail space. Ladies and Gents toilet and a further store are provided at the rear of the unit along with the rear access door.

## ACCOMMODATION

	sq. m	sq. ft
Ground	99.87	1075
<b>Total</b>	<b>99.87</b>	<b>1075</b>

## RENT

£28,000 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 £21,000

## 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.

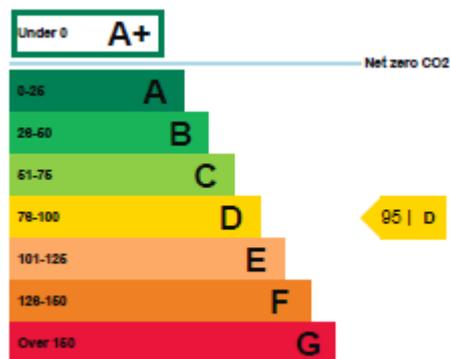
## SERVICE CHARGE

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**

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## SUBJECT TO CONTRACT

September 2021



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