



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhtretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE



TO LET

REFURBISHED SHOP UNIT

171A STRATFORD ROAD
RED LION PRECINCT
SHIRLEY
SOLIHULL B90 3AX

Location

Red Lion Precinct is well located in the heart of Shirley town centre and nearby occupiers include **William Hill**, the **Tanning Centre** and **Halifax**. The precinct benefits from a public pay and display car park to the front.

Description

The premises comprise a small unit on the ground floor with substantially more space on the first floor having the following approximate dimensions and areas :-

Internal Width	4.45 m	14'7"
Unit Depth	4.40 m	14'5"
Ground Floor Sales Area	19.58 sqm	210 sq ft
First Floor Area	77.01 sqm	830 sq ft

Specification

The unit has been comprehensively refurbished and is ready to receive tenants fit out. The refurbishment works include new windows and doors - double glazed PVC at the rear and double glazed powder coated at the front. New male and female WC's, new suspended ceilings with LED lighting, a new fire alarm system and roller shutter.

Further tenant specific works may still be possible subject to cost etc - further details upon request.

Tenure

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

Service Charge and Insurance

Currently £1,134 plus VAT with insurance currently £362 plus VAT, both subject to annual variation.

Rent

Rental offers in excess of £15,000 per annum exclusive are invited.

Rating Assessment

Rateable Value £8,300

Rating Authority – Solihull Metropolitan Borough Council – Interested parties should make their own enquiries to confirm the rates payable and whether transitional relief applies.

Energy Performance Certificate

EPC to be prepared post refurbishment.

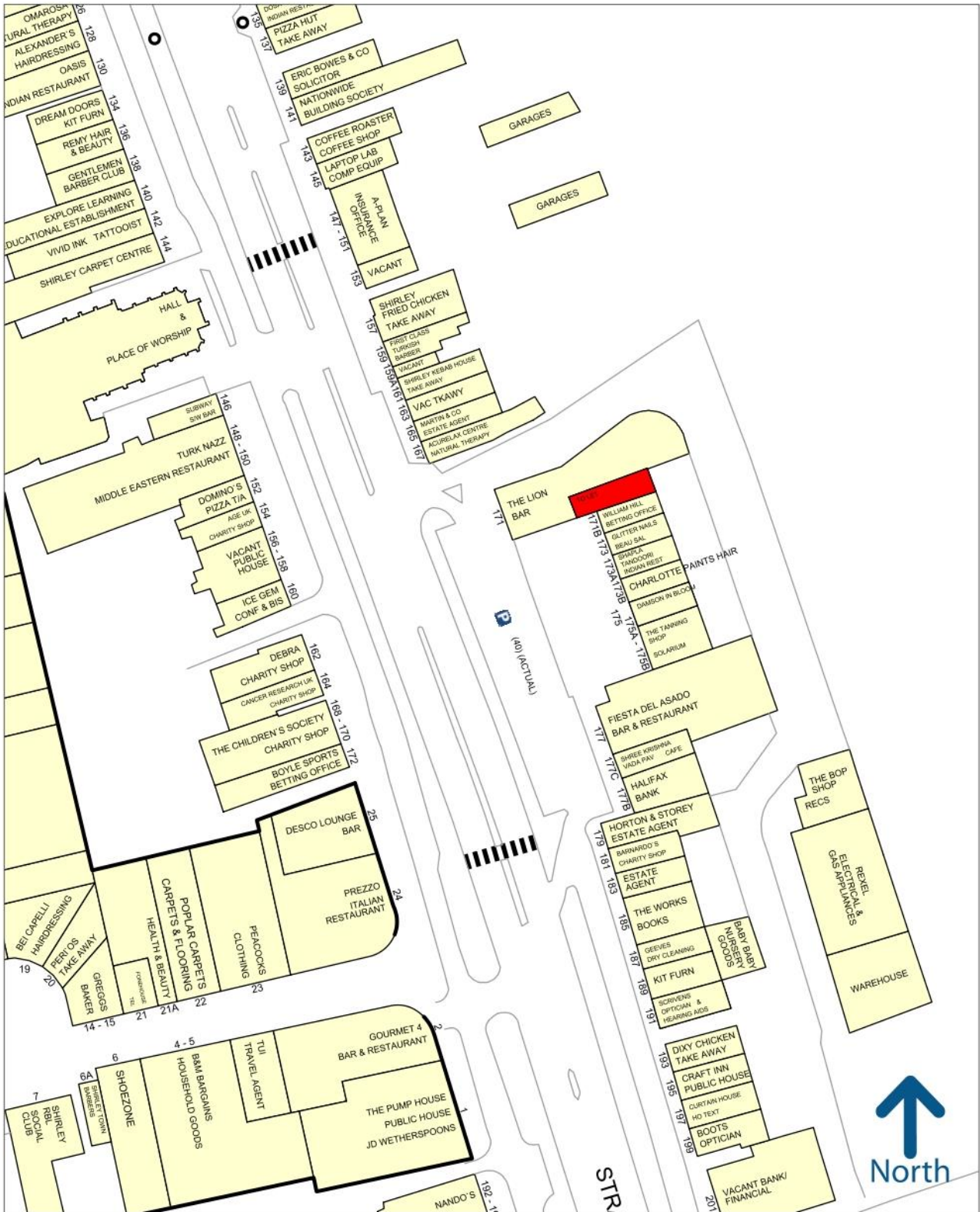
Legal Costs

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

Viewing

Strictly by appointment with the sole agents :-

Richard Ward
Rowley Hughes Thompson
DD: 07866 311569
Email: richardw@rhtretail.co.uk



50 metres

Experian Goad Plan Created: 23/07/2024
Created By: RHT



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