

122 Main Street

Dickens Heath, Solihull, B90 1UA

SHEPHERD
COMMERCIAL



TO LET

1,291 SQ FT
(119.94 SQ M)

£25,000 PER ANNUM

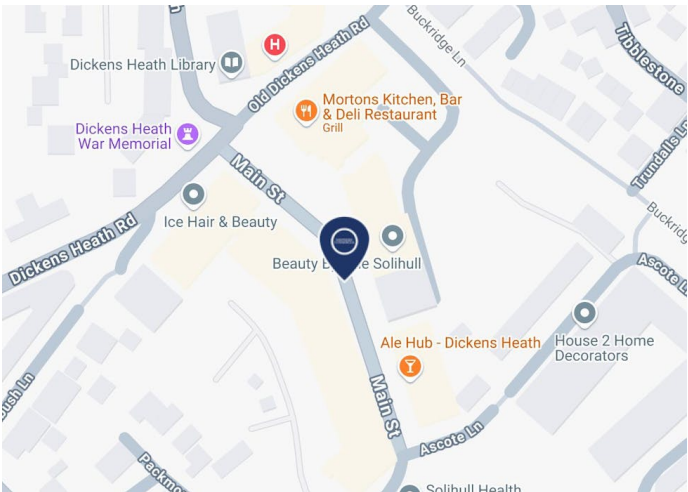
122 Main Street is a 1,291sqft retail unit in the core of Dickens Heath - benefitting from a dual frontage.

- Rear Frontage
- Air-Con
- Pool Parking
- Dickens Heath Main Street
- Three W.C's
- Side Office
- Open-Plan

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Summary

Available Size	1,291 sq ft / 119.94 sq m
Rent	£25,000 per annum
Service Charge	£5,000 per annum
Car Parking	Pool parking to the rear
EPC	B

Description

122 Main Street comprises a ground floor commercial unit set within a modern, mixed-use development. The property forms part of a broader parade of similarly styled retail and service-based premises with residential accommodation above.

The building is of traditional masonry construction with a red-brick façade. The lower section is clad in a light-coloured stone or stone-effect render to offer a visual break and modern aesthetic.

The commercial frontage benefits from full-height glazed shopfront windows and a centrally positioned door, framed in light blue powder-coated aluminium, offering excellent natural light and visibility.

Location

The premise is located on the Main Street of Dickens Heath Village - some 2.5 miles from J4 of the M42 and 2.6 miles from Solihull Town Centre. Local transport links include Whitlocks End Station just 1 mile distance, providing ample routes to both Stratford-upon-Avon and Birmingham Moor Street. Birmingham Airport is accessible within 20 minutes via car.

Viewings

Strictly by appointment with Shepherd Commercial.

Terms

The property is to be offered to the leasehold market for a minimum term of 3 years, together with a mandatory 3 month deposit and based upon a Full Repairing and Insuring lease.

