

MIXED USE, RETAIL | FOR SALE



38 POPLAR ROAD, SOLIHULL, B91 3AB

1,699 SQ FT (157.84 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Mixed-use Investment Property Located within  
Solihull Town Centre

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- Freehold Investment
  - Offers in Excess of £500,000 are Invited for the Freehold Interest.
  - Ground Floor Retail Let Until May 2027 at £30,000 Per Annum
  - First and Second Floor Offices Vacant Which May be Suitable for Conversion to Residential STP
  - Estimated Rental Value of £15,000 Per Annum for the Offices
  - Four Car Parking Spaces (Approx) Included to the Rear
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## DESCRIPTION

The property comprises a mid-terraced, mixed-use building arranged over ground, first and second floors, beneath a pitched tiled roof, with a two-storey flat-roofed extension to the rear.

The ground floor is occupied by A Slice of Purrfection Cat Café and provides a self-contained retail unit extending to approximately 853 sq ft. The upper floors are accessed separately from the rear and comprise recently refurbished office accommodation extending to approximately 807 sq ft net internal area. The office accommodation includes kitchenette facilities, two WCs, electric convection heating, part LED and part fluorescent lighting, together with electrical and data points throughout.

Externally, the property benefits from a small rear courtyard enclosed by brickwork walling, together with four car parking spaces, two of which are understood to be demised to the ground floor tenant.



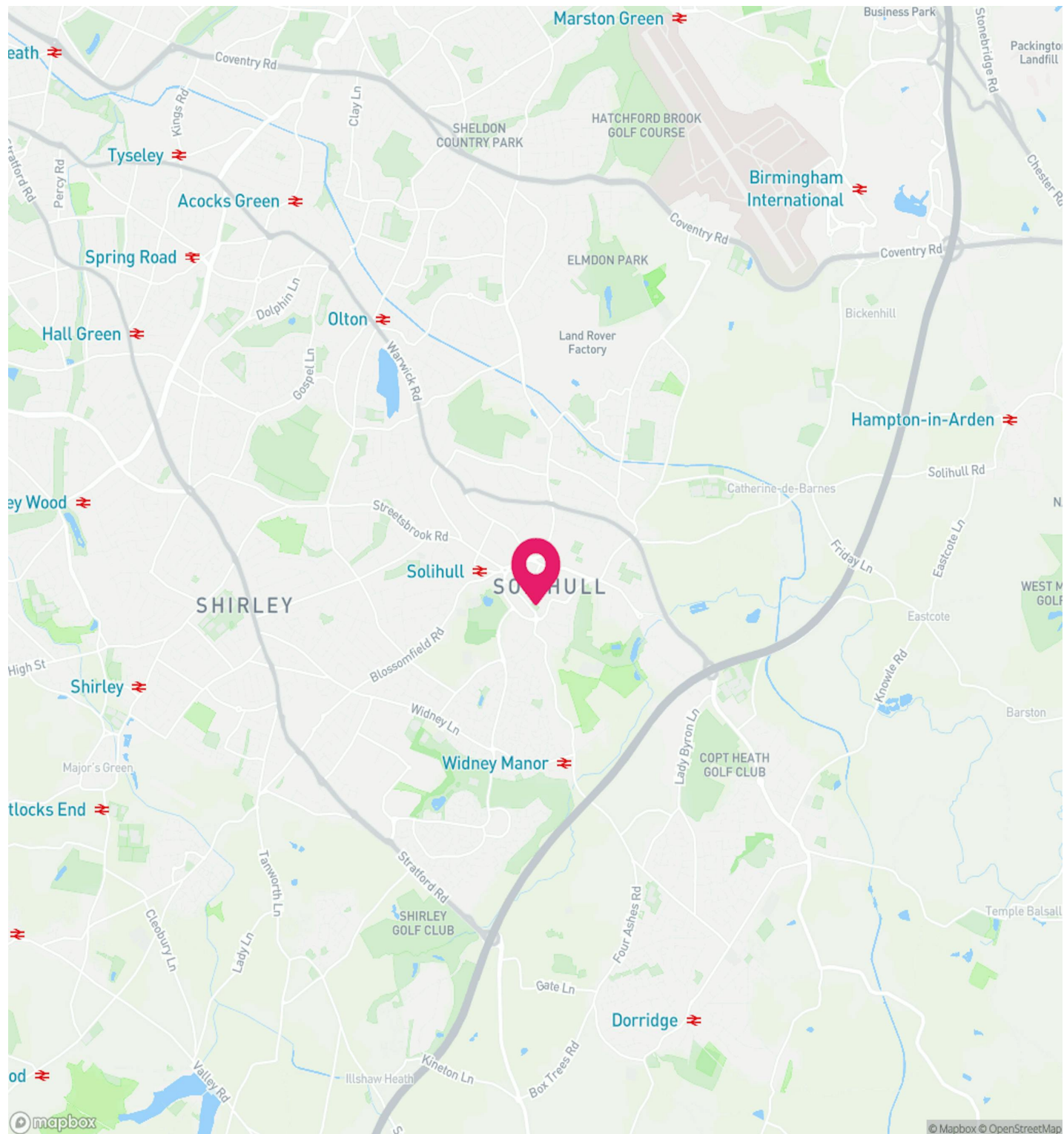
## LOCATION

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The property occupies a prominent position on Poplar Road, in the heart of Solihull town centre, within an established retail and commercial parade. The location benefits from strong pedestrian activity, being close to Touchwood Shopping Centre, Mell Square and the wider town centre amenities. Poplar Way is situated nearby, providing a direct pedestrian link through to Mell Square.

Solihull Railway Station is within walking distance, providing regular rail services, while a number of bus stops are located close by. The property also benefits from good road connectivity, with access to the A34 and Junction 5 of the M42 lying approximately 1.5 miles to the east, providing convenient links to Birmingham city centre, Birmingham Airport, the NEC and the wider motorway network.

The surrounding area is occupied by a mix of national and independent operators, with nearby occupiers including HSBC, Tesco, Coventry Building Society, Subway and Caffè Nero.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Shop	853	79.25	Occupied
1st - First and Second Floor	846	78.60	Available
<b>Total</b>	<b>1,699</b>	<b>157.85</b>	

## SERVICES

We understand that the premises benefit from all mains services.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

## RATEABLE VALUE

Retail Unit RV - £20,750 Tenant responsibility

First and Second Floor Offices RV - £10,000 Small business rates exemption applies

## OCCUPATIONAL TENANCY

The ground floor retail demise is let for a term of five years from 27 May 2022, at a current passing rent of £30,000 per annum exclusive.

The lease is contracted outside the security of tenure provisions of Part II of the Landlord and Tenant Act 1954.

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in excess of £500,000

## EPC

B (39)

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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