



The Granary, Manor Farm
Wood Lane, Earlswood, Solihull, B94 5JH

Refurbished Retail / Office Suite

346 sq ft
(32.14 sq m)

- Fully Refurbished
- Established Craft & Leisure Centre
- Ample Parking
- High Specification
- Available Immediately
- Pleasant Rural Setting

Summary

Available Size	346 sq ft
Rent	£7,600 per annum
Business Rates	£2,225 - 100% Small Business Rate Relief Potentially Available
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Manor Farm sits in the heart of Earlswood, a popular and picturesque Warwickshire village that offers a genuinely different setting to a typical high street or retail park — semi-rural, characterful, and increasingly sought after by discerning occupiers and their clientele. Despite the village setting, the location is well connected: approximately 4 miles south of Solihull, with convenient access to the M42 for Birmingham and the wider Midlands. Earlswood railway station is around 0.9 miles away, with regular services to Birmingham and Stratford-upon-Avon. The surrounding area combines rolling countryside with established local businesses, making it an attractive environment for both operators and their customers.

Description

The Granary is a beautifully presented space set within the attractive courtyard of Manor Farm. The site is currently undergoing significant investment to create a premium destination for leisure, wellbeing and boutique retail occupiers.

The Ground Floor comprises a kitchenette and WC facilities, with stairs ascending to a versatile open-plan layout at the first floor. The Property has been fully refurbished to a high specification while retaining it's period charm with vaulted ceilings and exposed beams. The flexible layout lends itself to a variety of uses such as a boutique hair or beauty salon, therapy or treatment space, studio or creative business.

Rent

£7,600 per annum

Business Rates

Rateable Value - £2,225 - 100% Small Business Rate Relief potentially available.

Terms

New lease for a term of 3 or more years.

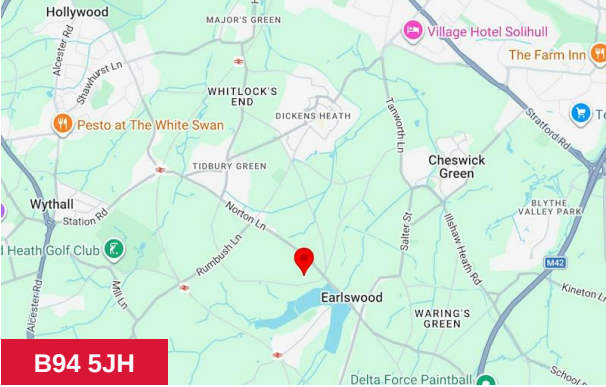
Service Charge

Tenant to contribute an appropriate portion to cover the maintenance of the common areas.

Viewing

Strictly by appointment with our office on 01527 584 242

Or via our joint agents - Hexagon Commercial Property



Viewing & Further Information



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