

RETAIL | TO LET

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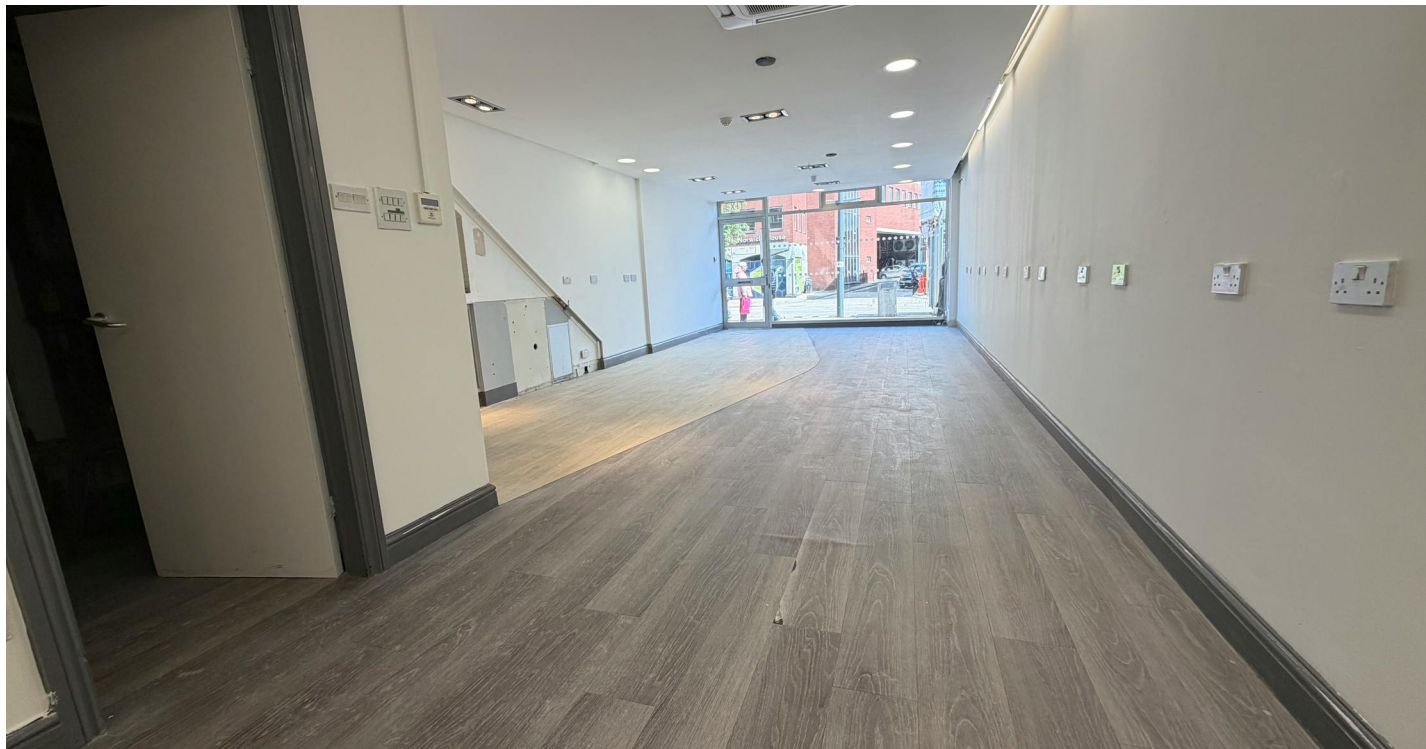
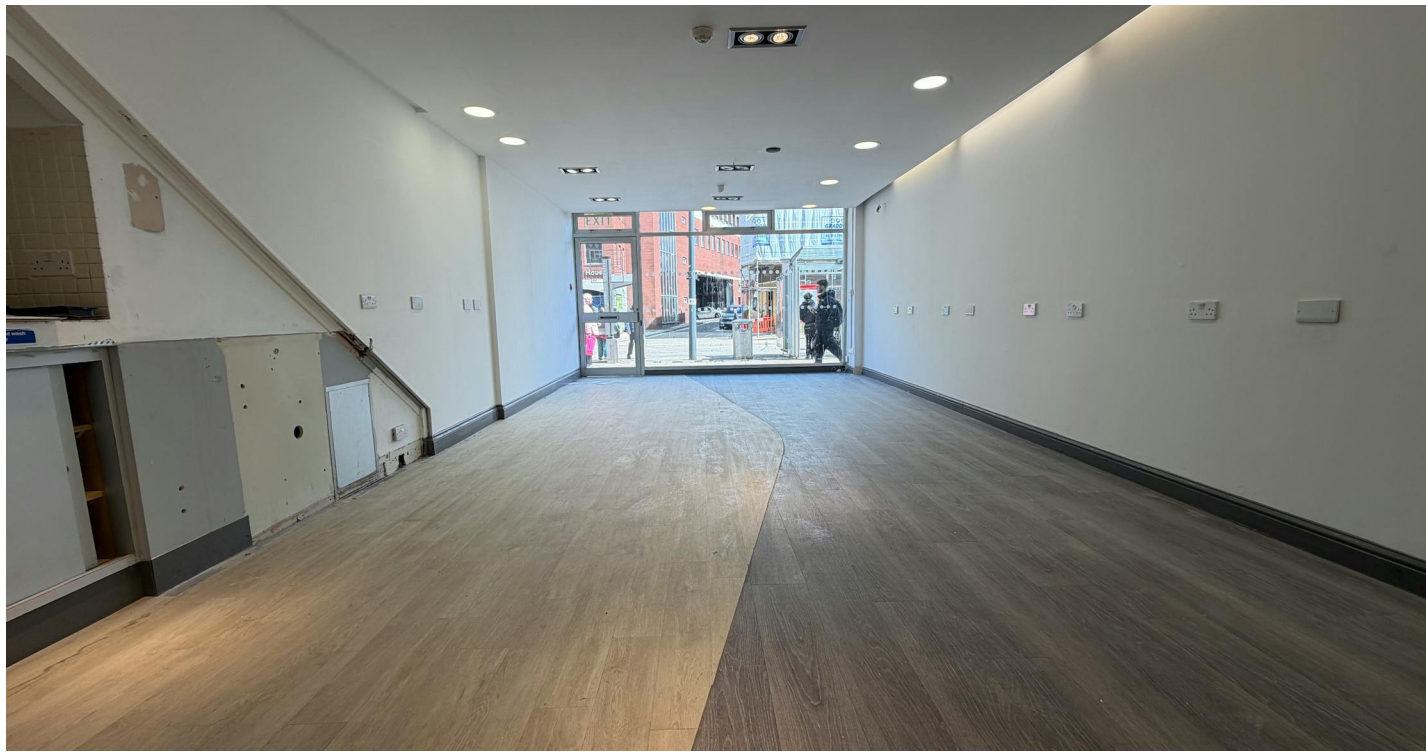


54 POPLAR ROAD,, SOLIHULL, B91 3AB
1,010 SQ FT (93.83 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground floor retail unit located in central Solihull opposite Touchwood Shopping Centre with 2 Parking Spaces

- NIA 1,010 ft²
 - Quoting rental £33,000 (exclusive) Per annum
 - Open span retail unit with kitchen and WC facilities
 - Excellent passing footfall
 - Rear car parking for two cars
 - An additional first floor office is available via separate negotiation
 - Nearby occupiers include Tesco, Cafe Nero, Burger King and Starbucks
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DESCRIPTION

The property comprises a ground floor retail unit arranged predominantly as open-plan accommodation, benefitting from a fully glazed frontage with pedestrian access directly from Poplar Road in central Solihull.

Internally, the unit provides a kitchen area together with WC facilities to the rear, including a disabled customer WC. A fire escape opens onto the rear elevation, where two car parking spaces are also provided.

We understand the property further benefits from a three-phase power supply, although interested parties should satisfy themselves in this regard.

*Please note - an additional first floor office space of 450ft² (approx) is available via separate negotiation.



LOCATION

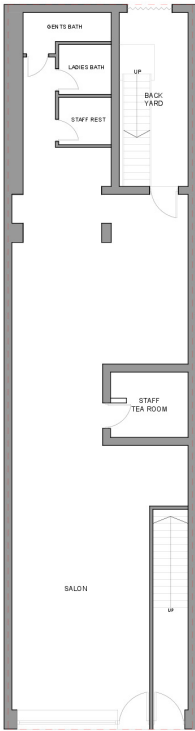
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The property is prominently situated on Poplar Road within Solihull Town Centre, an established and popular commercial location. Poplar Road benefits from strong pedestrian footfall and lies in close proximity to a number of national occupiers, as well as the entrance to the Touchwood Shopping Centre.

The location is well served by public transport, with Solihull Train Station within walking distance, providing regular services to Birmingham City Centre and London Marylebone



54_POPLAR_ROAD_GROUND_FLOOR...



EXISTING
GROUND FLOOR PLAN

SERVICES

We understand that the property benefits from all mains connections.

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

RATEABLE VALUE

£23,250

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£33,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

D (77)

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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