

RETAIL | TO LET

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1622A HIGH STREET, KNOWLE, SOLIHULL, B93 0JU
535 SQ FT (49.70 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Retail / Office Premises Located
on Knowle High Street

- Quoting Rental £14,000 (plus VAT)
- 535 ft²
- Rear Parking for Two Cars
- Affluent High Street
- Available Immediately



DESCRIPTION

The property comprises a single-storey building of traditional masonry construction with a pitched tiled roof.

Pedestrian access is provided from Knowle High Street into a vestibule area, which in turn leads to the main accommodation.

The accommodation is predominantly open-plan, featuring a vaulted ceiling and attractive exposed wooden roof trusses.

The property benefits from WC and ancillary space to the rear, emulsion-coated walls, single-glazed dual-aspect windows, and solid wooden flooring.

To the rear, there is a secure yard area and two allocated parking spaces.

The property is available due to the success of the current occupier, who is relocating to larger premises on Knowle High Street.

*Please note: photographs listed are from a previous letting.



LOCATION

The premises are centrally located within the heart of Knowle High Street, close to all amenities such as shops, restaurants, schooling and transport.

Knowle lies some 3 miles south east of Solihull Town Centre and 10 miles from Birmingham city centre. Access to the national motorway network is provided at Junction 5 of M42 Motorway which is some 1 mile distant.

Within easy reach are Birmingham International Airport, the NEC, and Birmingham International Railway.



RATEABLE VALUE

£5,800. The premises benefit from small business rates exemption, subject to tenant qualification

VAT

Applicable. Payable on all outgoings

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

£14,000 per annum

POSSESSION

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

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

EPC

C (60)

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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