

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 ft<sup>2</sup>
- 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.

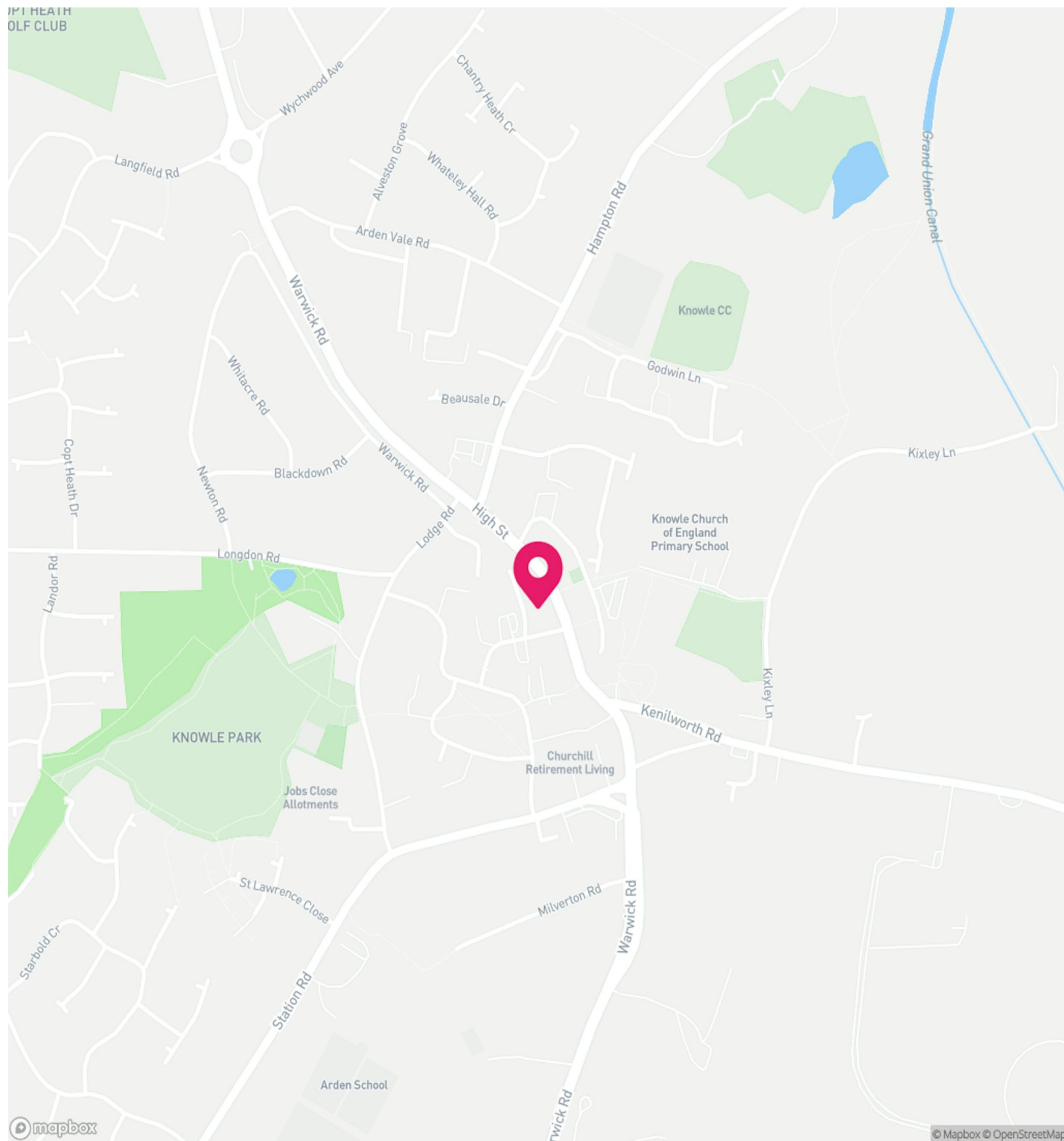


## LOCATION

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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