

SHOP LEASE FOR ASSIGNMENT

SOLIHULL UNIT 78 TOUCHWOOD



CHARTERED SURVEYORS

STRICTLY CONFIDENTIAL STAFF UNAWARE

LOCATION

Touchwood Shopping Centre in Solihull comprises 640,000 sq ft of retail and leisure space and is the focal point of prime retailing in Solihull. The unit occupies a strategic and prominent location on a corner fronting the high street and Poplar Arcade mall which to the **John Lewis** atrium. The unit is opposite **Starbucks** and **L'Occitane** and **Kurt Geiger** are nearby.

ACCOMMODATION

The shop is arranged on ground and first floor levels with a significant proportion of the retail space at first floor. The approximate dimensions and net internal floor areas are as follows:-

Splay Frontage to High St	33 ft 0 ins	10.06 m
Internal Frontage to Mall	18 ft 0 ins	5.45 m
Ground Floor Sales	895 sq ft	83.15 sq m
First Floor Sales Area	1,103 sq ft	102.47 sq m
First Floor Ancillary Area	551 sq ft	51.19 sq m

The shop has 2 separate entrances with one pair of doors on the splay fronting the high street and the other pair being just within the enclosed centre.

LEASE

The shop is held on a lease excluded from the security of tenure provisions of the Landlord & Tenant Act 1954, for a term of 15 years from 24 June 2001 expiring on 23 June 2016.

RENT

The current rent is £109,500 pa subject to review on 24 June 2011. An increase is not anticipated.

TERMS

Incentives are available to an assignee of suitable covenant and status.



RATES

We understand that the rates assessment for the property is as follows:

Rateable Value	£118,000
Rates Payable 2011 / 2012	£51,094

Interested parties are advised to make their own enquiries with the local authority for verification purposes.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Staff are unaware any viewing is to be strictly by appointment through Leslie Perkins:-

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