

SOLIHULL

90 HIGH STREET
B91 3TA

PRIME RETAIL UNIT
AVAILABLE BY WAY OF AN
ASSIGNMENT /
SUBLEASE

GROUND AND BASEMENT SALES
DUE TO RELOCATION

Location

The premises are located in an extremely busy position on High Street close to the entrance to Touchwood Shopping Centre. The property is adjacent to **Ecco** with other retailers nearby including **Pret**, **Mint Velvet**, **Dune**, **Lush** and **Waterstones**.

Accommodation

The property is arranged with sales on ground and basement with the following approximate areas:

Ground Floor	1,052 sq ft	97.73 sq m
Basement Sales	1,030 sq ft	95.69 sq m
Basement Stores *	1,502 sq ft	139.5 sq m

*Remote

Lease/Rent

The property is available by way of an assignment of a lease to expire on 24 March 2029 at a rent of **£92,100 per annum exclusive**. Consideration will be given to a subletting.

EPC

The Energy Performance asset rating is Band D, 99.



Business Rates

Verbal enquiries to Solihull Council confirm the property has a Rateable Value of £47,500. Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

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

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the agents:
Llyr Emanuel of Emanuel Oliver
07795 348079 llyr@emanueloliver.com



50 metres



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 01/12/2023
 Created By: Emanuel Oliver Ltd

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.