



BLUSHES

**M** UNIT 4

Shelly Farm, Solihull  
West Midlands  
B90 4EH

Local Occupiers Include



### DESCRIPTION

Shelly Farm is located within a well-established residential area of Solihull, benefiting from strong local footfall and convenient access from the surrounding neighbourhood.

The parade comprises of 10 units with rear service access and on-site customer parking.

- Prime Shopping Arcade
- Tenants include Co-Op, Train Out Fitness Club, Shelly Farm Fryer, and J&D Mason Opticians

### UNIT SIZE

Total Area: 1,124 sq.ft (104.4 sq.m)

### RENT

£25,000 PA exclusive

### BUSINESS RATES

Rateable Value: Further information available upon request.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £3,763 PA exclusive.

Insurance: Approx £850

### ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



10

Units On-Site



20,883 sq.ft

Total Area



What Three Words  
adding.lance.edit



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**Viewing**  
Strictly via prior appointment  
with the appointed agents

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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.