

SPLIT OPTION AVAILABLE

BLUSHES

M

UNIT 4-5

Shelly Farm, Solihull
West Midlands
B90 4EH

Local Occupiers Include

co
op

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: 2,578 sq.ft (239.5 sq.m)

RENT

£45,000 PA exclusive

BUSINESS RATES

Rateable Value: £27,500

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £5,692 PA exclusive.

Insurance: Approx £1,300

ENERGY PERFORMANCE

EPC rating B. 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



SHELLY FARM

SITE PLAN



M[®]Core
LCP UK



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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.

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