

# TO LET

Suite 2, 6 Farmhouse Way,  
Monkspath, Shirley,  
Solihull, B90 4EH



- **Access 24/7**
- **Busy Neighbourhood Shopping Centre**
- **Quality Fit-out**
- **Generous Free Car Parking**
- **Suitable for alternative uses STP**

#### LOCATION

The premises are prominently located within the established Shelley Farm Shopping Centre on Farmhouse Way in Shirley. Situated and accessed via Monkspath Hall Rd, the premises provide easy access to Stratford Rd, leading onto Junction 4 of the M42, offering convenient links to Birmingham City Centre, Solihull and the wider motorway network.

#### DESCRIPTION

The property provides well-fitted first floor accommodation that benefits from independent access, appropriate staff facilities and free customer car parking. The unit is suitable for a range of uses within use class E.

#### ACCOMODATION

The premises offer a Gross Internal Area of 2,630 sq. ft (244.82 sq. m)

#### TENURE

The property is available by way of new full repairing and insuring lease upon terms to be agreed.

#### EPC

A copy of the Energy Performance Certificate can be made available upon request.

#### RENT

**£30,000** per annum exclusive of rates, service charge and VAT.

#### SERVICE CHARGE

The occupier will participate in a service charge scheme that will require annual contributions of **£5,216 per annum** plus VAT for costs incurred in the repair and maintenance of common areas, estate road, car park, landscaped areas and building insurance.

#### RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE - £24,250**

**BUSINESS RATES PAYABLE - £11,882 pa**

#### VAT

The premises are registered for VAT purposes and so vat will be applied to the rent and other outgoings

#### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID will be required from the successful applicant. Additionally, credit checks will be carried out.

#### LEGAL COSTS

The ingoing tenant will be responsible for their own legal fees.

#### VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

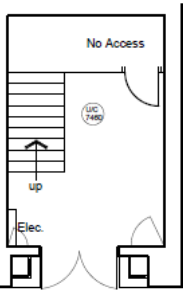
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First Floor Plan: 2630 sq ft



Ground Floor Plan: 205 sq ft

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