

SPLIT OPTION AVAILABLE



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: 2,181 sq.ft (202.6 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



**Kristien Neve**

07778 140729  
KNeve@lcpproperties.co.uk

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

**Creative Retail**  
**0121 400 0407**  
[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

**George Xydias**  
07956 014 510  
george@creative-retail.co.uk

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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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