

TOUCHWOOD SOLIHULL 140 COVER RESTAURANT

**UNIT SU 50A, HOMER ROAD, SOLIHULL B91 3HT**

- Prominently situated at rear entrance of Touchwood Shopping Centre
- 118 Internal Covers on ground floor + 24 covers alfresco dining
- Extensive return glazed frontage – prominent situation
- Lease expiring 2037 – rent £100k pa – outside the Act.
- Fully Fitted to high standard – open and trading – Staff unaware

OFFERS INVITED FOR FOR LEASEHOLD INTEREST AND TRADE CONTENTS
SUBJECT TO CONTRACT – sole selling agent

COUNL452

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Location

Solihull is an affluent market town in the West Midlands in the Forest of Arden area. Solihull is located 8 miles south east of Birmingham and 13 miles west of Coventry. The town is famed for the birthplace of Land Rover, training facilities for the British Equestrian teams and considered to be one of the most prosperous areas in the UK. Town population is 126,577 (2021 census) and the wider borough population is 216,240. Solihull railway station is on the former Great Western Railway line to London Paddington and Chiltern mail line to London Marylebone. Solihull is home to Touchwood Shopping Centre, Mell Square and a thriving High Street.

Touchwood is the main centre in the town comprising John Lewis and some 80 stores including; Zara, Next, Apple and a 9 screen Cineworld cinema. Other restaurants in the centre include Five Guys, Nando's, Pizza Express, TGI Friday's (closed), Wagamama and many more. In the town centre other restaurants include; Cote, Kibou, Carluccio's, Turtle Bay, Loungers, Boston Tea Party and Zizzi.

The restaurant is located on the ground floor of the Touchwood shopping centre at the rear entrance and is surrounded by restaurants and the cinema.

Description

Ground floor shopping centre restaurant providing circa 118 internal covers and 24 covers alfresco..

Floor Areas (not measured)

3,500 sq ft plus

Tenure

Lease dated 15th July 2022 for a term of 15 years expiring 28th September 2037. The lease is contracted outside the Landlord & Tenant Act 1954 (Part II). Rent £100,000 per annum subject to review 15th July 2027 & 15 July 2032.

Use as a café restaurant with ancillary bar, takeaway and delivery for the sale of Greek or Mediterranean cuisine or such other restaurant use as may be approved by the landlord (NTBUW) within Class A3 of the 1987 Order.

Tenant break date 15th July 2032

Rating Assessment

The property is listed as a 'Restaurant and premises' with a rateable value of £80,500, with effect from 1st April 2023.

Premises Licence (restaurant licence)

Licensed to sell alcohol between the hours of 10:00 – 00:00.

OPENING HOURS (as per the website)

Monday – Thursday 12:00 – 21:30hrs

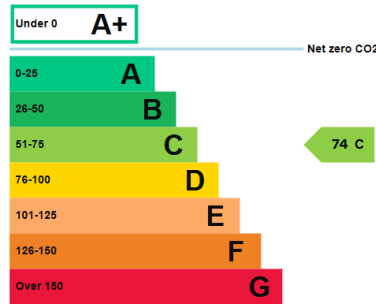
Friday – Saturday 12:00 – 22:30hrs

Sunday 12:00 – 21:00hrs

EPC

Unit SU50A 20 Jubilee Walk Touchwood SOLIHULL B91 3HT	Energy rating C
Valid until 25 May 2031	Certificate number 7083-0512-2487-2990-2576

This property's energy rating is C.



Exclusions

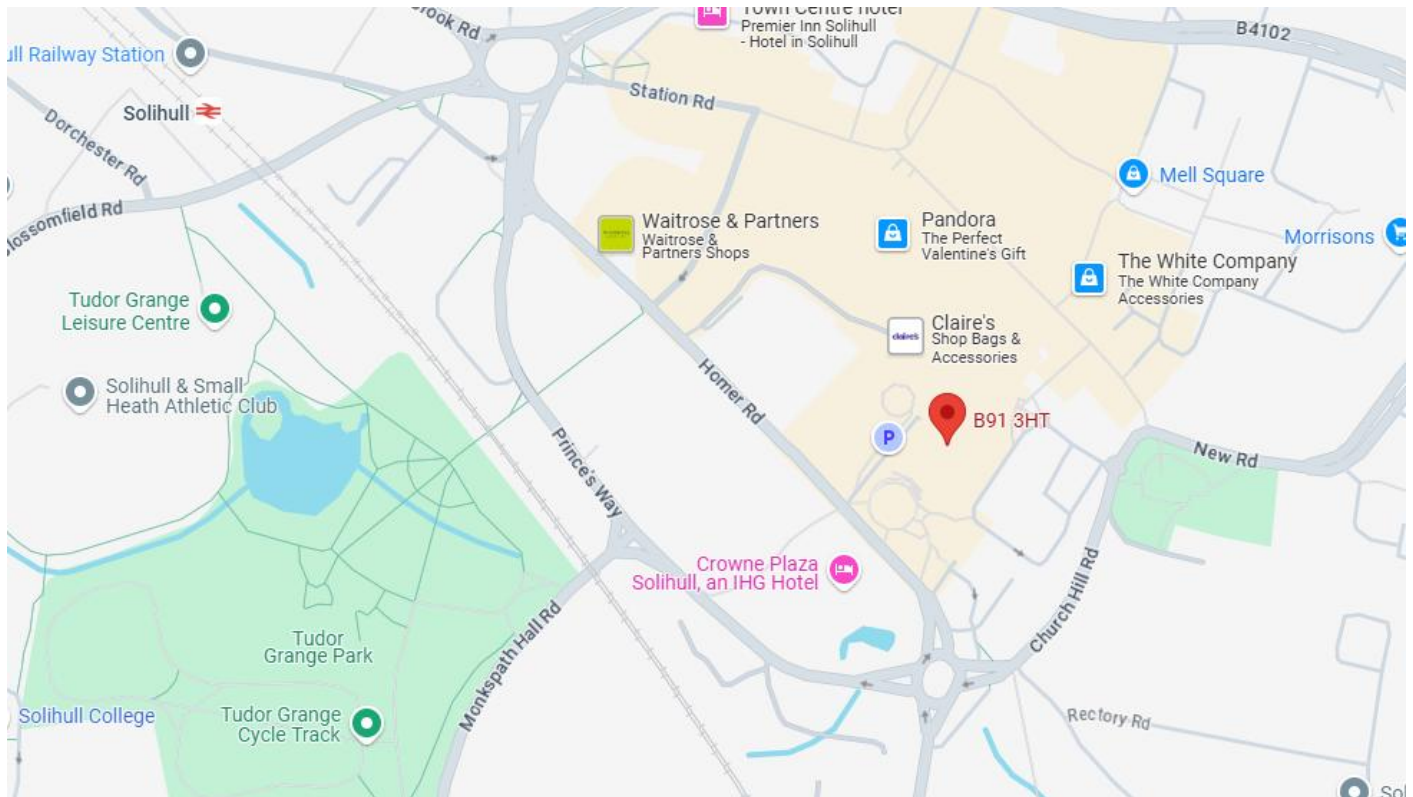
Anything associated with the restaurant brand, tills and computers, stock, smallwares, leased items (if any) and personal effects of the staff.

Viewings & Further Information

The business is open and trading and a discreet customer inspection is highly recommended in the first instance. For further information or to request a formal viewing, please contact Richard Negus on tel. 020 7836 7826 or email. richard.negus@agg.uk.com

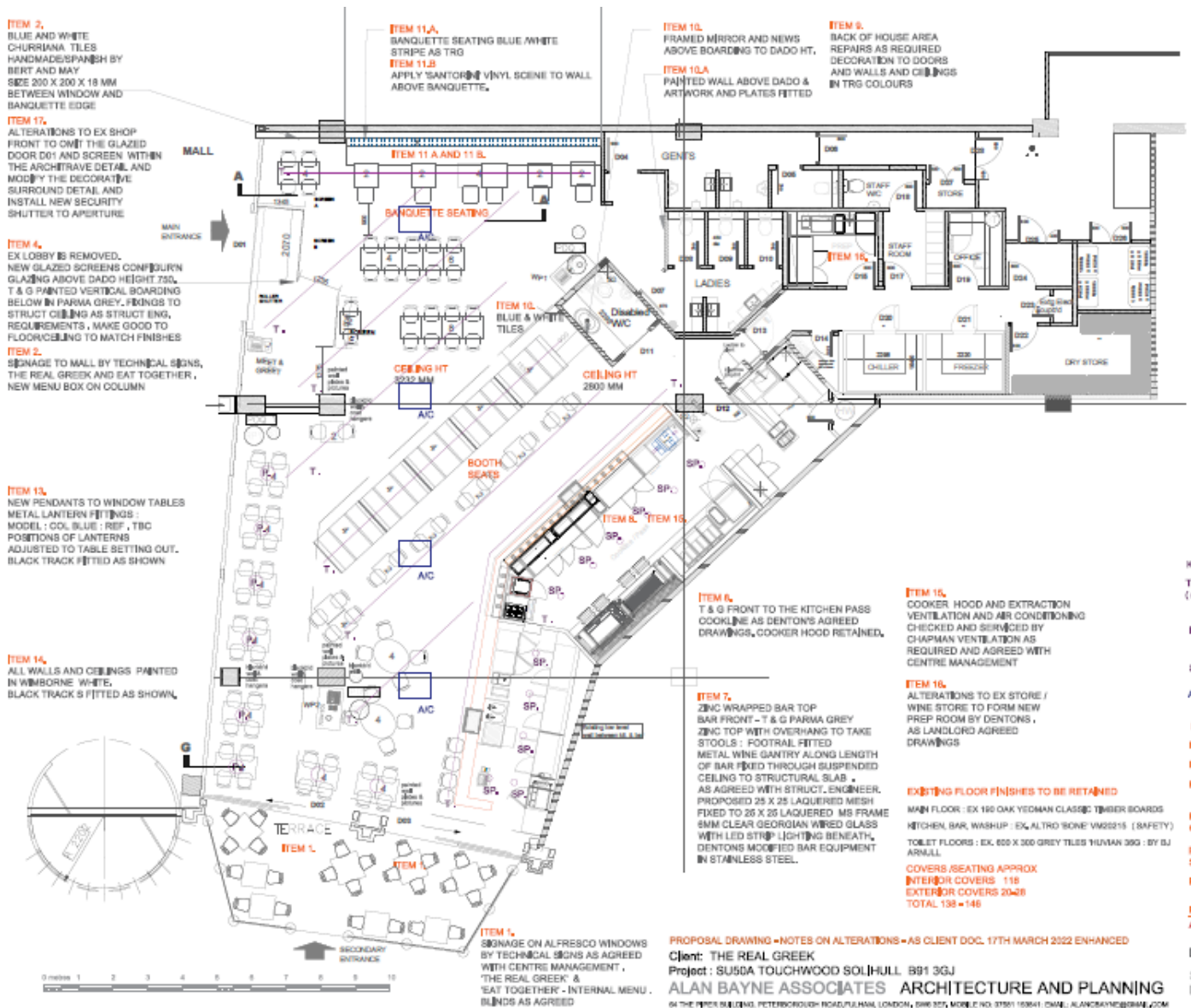
Location Plan

[Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes

Floor Plans



Additional Photos

