

Cottons

CHARTERED SURVEYORS
TO LET

Commercial Premises - 5 Bridge View,
Lower High Street, Coleshill,
Birmingham, B46 1BE

£11,000, per annum, exclusive



- Ground-Floor business premises (upper-floors not included), Recently repaired and improved
- New lease terms by negotiation
- EPC Rating C-66
- No VAT on rent
- Versatile Class E Use, suitable for variety of retail, office or commercial

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL
Tel: 0121 247 2233 Email: auctions@cottons.co.uk
www.cottons.co.uk

Self-contained economical and versatile commercial premises, suitable for a whole variety of retail, office or business uses. The premises occupy a visible location on Bridge Street, towards the lower end of Coleshill High Street, and form part of a block of shops, with residential accommodation above (separately let).

Locartion

The property is situated in Coleshill Town Centre, approximately 10 miles east of Birmingham City Centre. The property is located close to Junction 4 of the M6 motorway, and Junction 6 of the M42 motorway, linking the location with the national motorway network. The premises form part of a block of purpose-built shops, containing an off-license, hairdresser and beautician.

Ground-Floor

The premises comprise well-presented, recently repaired and refurbished, self-contained ground-floor commercial premises, forming part of a block of shops, with residential accommodation above. The upper floors are separately let. The premises comprise a ground-floor shop or business base, with ancillary storage/kitchen and toilet facilities at the rear.

Accommodation

Retail Area 461 sq ft. (42.8 sq m.) Kitchen/Store 92 sq ft. (18.5 sq m) Lobby with washbasin and toilet with WC Total Net Internal Area 553 sq ft. (51.4 sq m.)

Lease

The premises are offered by way of a new lease, of 6-years duration, with an upwards-only rent review after 3-years. The lease will be drafted on Effective Tenants Full Repairing and Insuring Terms.

Rent

£11,000 (Eleven Thousand Pounds), per annum, exclusive, payable quarterly in advance, on the standard or usual quarter days.

VAT

The VAT exemption for the property has not been waived. Accordingly, the rent will not attract VAT.

Rating Assessment

We have made informal enquiries of the Valuation Office Agency website, and have established that the premises have a Ratable Value of £8,900, in the 2023 Rating List. Qualifying occupiers will benefit from Small Business Rate Relief. Interested parties should make their own enquiries of the charging authority.

Energy Performance Certificate

Please see Energy Performance Certificate attached to these particulars, The premises attract a rating of C-66.

Legal Costs

Each party shall bear their own Legal Costs, incurred in connection with the preparation and completion of a new lease.

Viewing

Strictly by appointment with the Sole Letting Agents, Cottons Chartered Surveyors. Stephen Sutton, Amanda Starkey, Telephone 0121 247 2030, email: ssutton@cottons.co.uk and astarkey@cottons.co.uk.



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