

Cottons

CHARTERED SURVEYORS

To Let Shop Premises

Unit 3 Chamberlain Walk, High Street,
Coleshill, Birmingham, B46 3BL

Annual Rental of £5,500 per annum,
exclusive



- Busy walkway leading from High Street to town's principal car parks
- Net Internal Area 27.5 sq m (296 sq ft.)
- New lease by negotiation, Flexible terms
- EPC Rating C
- Flexible Class E Use
- Recently refurbished, modest overheads

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL

Tel: 0121 247 2233 Email: auctions@cottons.co.uk

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To Let, a small, economical shop occupying a town centre location on a pedestrian walkway leading from the High Street to one of the town's principal car parks. Net Internal Area 27.5 sq m (296 sq ft.) Available by way of a new lease at a rent of £5,500 per annum, exclusive.

Location

The premises form part of a modern purpose-built retail development located within Coleshill Town Centre, occupying a central location and linking the High Street to one of the town's principal car parks.

Adjacent or nearby traders include a barbers, charity shop, gift shop and confectioner.

Description

The premises comprise a modern single-storey shop of brick construction with a pitched tiled roof.

The premises have a glazed shop front to Chamberlain Walk and provide clear open retail accommodation. There is a basic kitchen facility and staff toilet within the shop.

Accommodation

The premises have a Net Internal Area which we calculate as approximately 27.5 sq m (296sq ft).

Lease

The premises are available To Let by way of a new 6-year lease. The lease will be drafted on effective Tenant's Full Repairing and Insuring terms. The rent will be subject to upwards-only review after 3-years.

Rent

£5,500 per annum, exclusive, payable quarterly in advance.

Rating Assessment

The premises are currently part of a larger assessment and will need to be separately assessed for rating purposes.

It is probable that the Rateable Value will be set at a level whereby a qualifying occupier would receive Small Business Rates Relief.

Energy Performance Certificate

Please see the Energy Performance Certificate attached to these particulars. EPC rating C.

Service Charge

The Landlord levies a Service Charge designed to recover the cost of managing the development of which the premises form part.

VAT

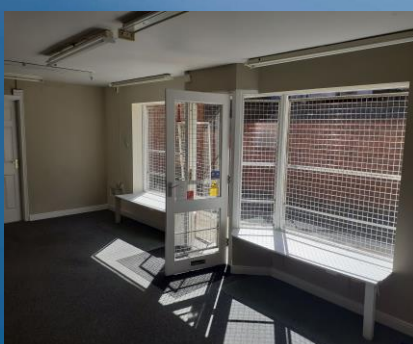
All figures quoted are exclusive of VAT, which may be applicable.

Legal Costs

Each party to 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, Telephone 0121 247 2030, ssutton@cottons.co.uk, astarkey@cottons.co.uk.



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