

Cottons

CHARTERED SURVEYORS

TO LET – Commercial Premises
9 Bridge View, Lower High Street,
Coleshill, Birmingham, B46 1BE

Rent - £15,950, per annum,
exclusive



- Ground-floor business premises (upper floors not included)
- New lease terms by negotiation. No VAT on rent
- EPC Rating - C-75
- Extended and refurbished
- Retail Area 655 sq ft. (60.8 sq m.)
- Flexible Class E use, so suitable for a wide variety of commercial uses

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

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

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

Location

The property is situated in Coleshill Town Centre, approximately 11 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 children's play centre.

Description

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

Accommodation

Retail Area 655 sq ft. (60.8 sq m), kitchen 95 sq ft. (8.8 sq m), storage/office 102 sq ft. (9.5 sq m), lobby with wash basin, toilet with WC. Total Net Internal Area 852 sq ft. (79.2 sq m).

Lease

The premises are offered To Let by way of a new lease of 10-years duration, with an upwards-only rent review after 5-years. The lease will be drafted on effective Tenants Full Repairing and Insuring Terms.

Rent

£15,950 (Fifteen Thousand, Nine Hundred and Fifty 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

The property was removed from the Rating List on 28th November 2020. The premises will need to be reassessed for rating purposes.

Energy Performance Certificate

Please see Energy Performance Certificate attached to these particulars. The premises attract a rating of C-75.

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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