



**TO LET**

**SHOP / OFFICE**

**FRONTING ON TO**

**HIGH STREET | COLESHILL | B46 3BL**

[www.bespace.uk](http://www.bespace.uk)



BEYOND HOUSE, 55 HOLLOWAY HEAD, BIRMINGHAM, B1 1HP



0121 3144338

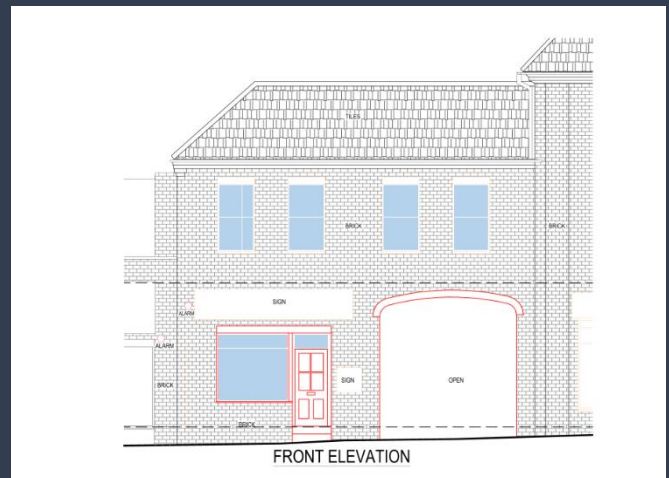


CONTACTBESPACE@GMAIL.COM

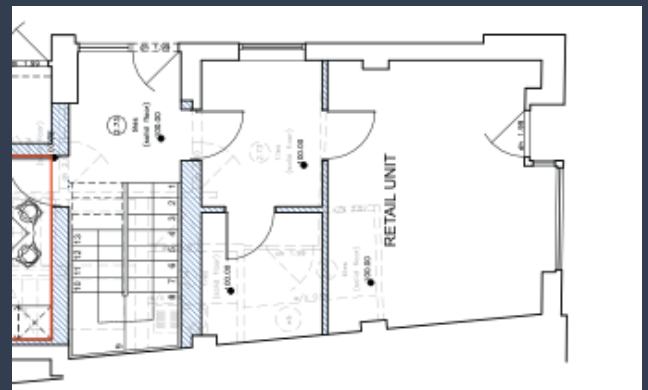


**Open space Office Area 28.72 m2 / 309 sq ft**

The subject property lies within Coleshill Town Centre Conservation Area and comprises office / shop area fronting on to High Street. Built in 2000 shop / office is being renovated and will have a staff toilet or kitchenette build up upon occupier preference. The property is accessible directly from High Street, it benefits with open plan concept and day lights.



Convenient location close to H&H Lewis Property Centres, Café On The Hill, Leisure walking area, pharmacy, dental practice, florist, restaurants and more. All that creates a perfect opportunity to support those businesses and share client portfolio. Previously rented to beauty salon for about 10 years.



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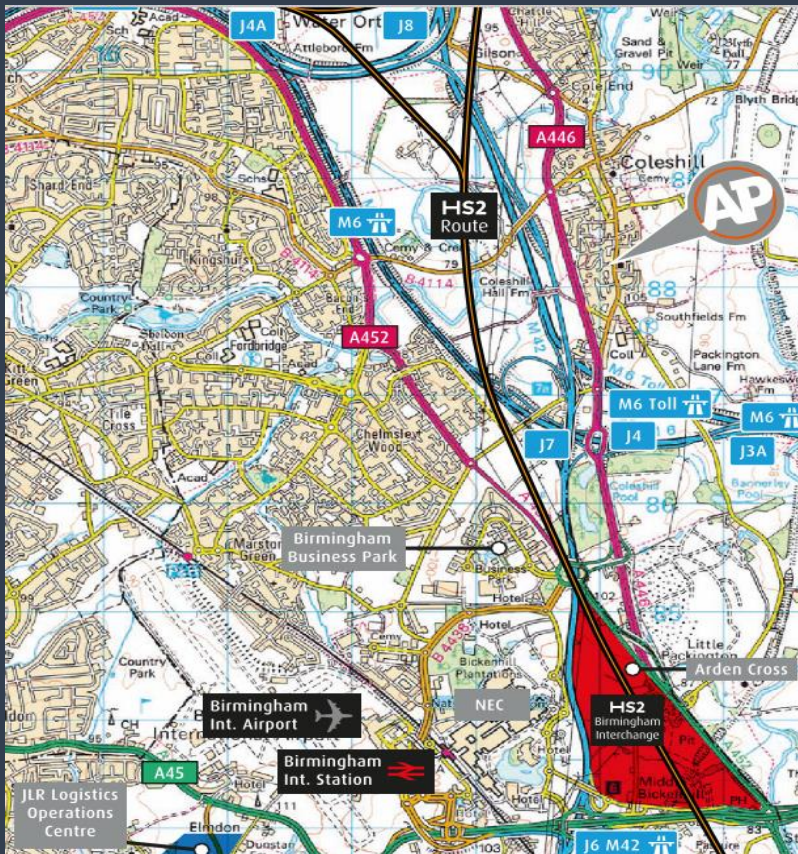


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**LOCATION**

Coleshill is a small town in North Warwickshire and has a population of just under 7,000. The town is located 11 miles east of Birmingham city centre and 10 miles north of Solihull, Coventry is 13 miles south east.

The town has excellent road links lying at the intersection of three motorways. Directly to the east of the M42 the town is served by Junction 9, 3 miles to the north as well as T1 of the M6 Toll. Junction 4 of M6 is 1 mile south of the town. The A446 Lichfield Road runs north-south connecting to the motorway junctions and beyond.



The town is located only 7 miles north of the NEC and Birmingham Airport. There are extremely good rail links as well. Coleshill Parkway, which opened in 2007, is located on the northern edge of the town providing direct services into Birmingham New Street and eastwards towards Nuneaton, Leicester and Peterborough. Birmingham International is 7 miles south at the NEC providing national services across the country. Travel times to Birmingham are 10 minutes and just over an hour to London.

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## DESCRIPTION

Rateable Value obtained from the Valuation Office Rating from April 2023 is £7,100. Rates Payable 2021/2022 £5,400 prior to any transitional arrangements or small business rate relief that may be available.

**100% Small Business Rates Relief may be available in 2023/2024.**

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating – Currently E but we are working to obtain the final D rate.

## SERVICE CHARGE

There are no service charges, however, the specification excludes gas, electricity, water. Business rate.

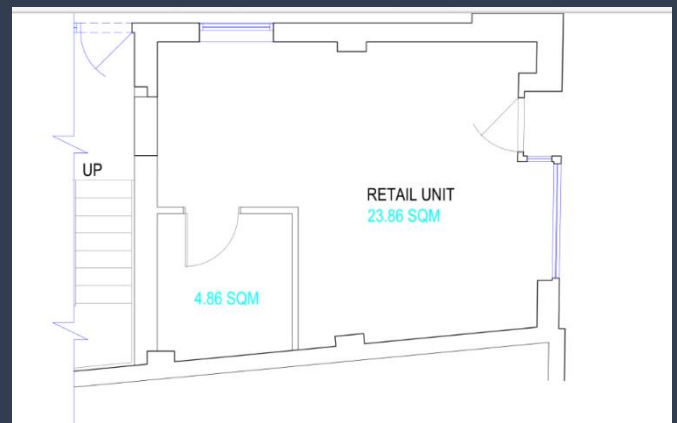
## PARKING

1 parking spaces are available in the car park.

## FLOOR AREAS

The premises comprise the following approximate floor areas: -

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## LEASE

The premises are available by way of a new lease, the length of which is to be agreed upon negotiation.

## RENT

£10,500 per annum exclusive.

## LEGALS

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT is not payable on rent.

## **VIEWING**

Strictly by prior appointment through the sole agent, Alex Biczysko. Please contact: -

**BeSpace Property Management**

**DDI: 0121 314 4338 / Mob: 07549 986 777**

**E: [contactbespace@gmail.com](mailto:contactbespace@gmail.com)**

**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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