

Coleshill, 103a High Street, B46 3BP

Retail Premises – To Let



LOCATION

The property is located in the centre of Coleshill at 103 High Street and fronts onto the main High Street with a rear loading access. The property is within the centre of the town adjacent to the Co-Op Funeral Directors.

DESCRIPTION

The property comprises and ground floor unit with main trading space to the frontage which incorporates a single room with two separate rooms to the rear with a single office and a kitchen/staff area, as well as a small store room alongside the rear loading access walkway.

ACCOMMODATION

Main Sales Area	21.9 sq m	236 sq ft
Office 1	7.35 sq m	80 sq ft
Kitchenette	8.54 sq m	92 sq ft
Stores & WC	9.98 sq m	108 sq ft
Total	47.8 sq m	515 sq ft

TENURE

The property is available via and internal repairing and insuring lease for a minimum period of 3 years.

RENT

£10,000 per annum, exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value £8,500

Interested parties should verify this information with the local rating authority.

EPC

D77

VAT

VAT is applicable on the rent relating to this property.

SERVICES

The occupier is responsible for payment of all the utilities and services in relation to their occupation of the premises.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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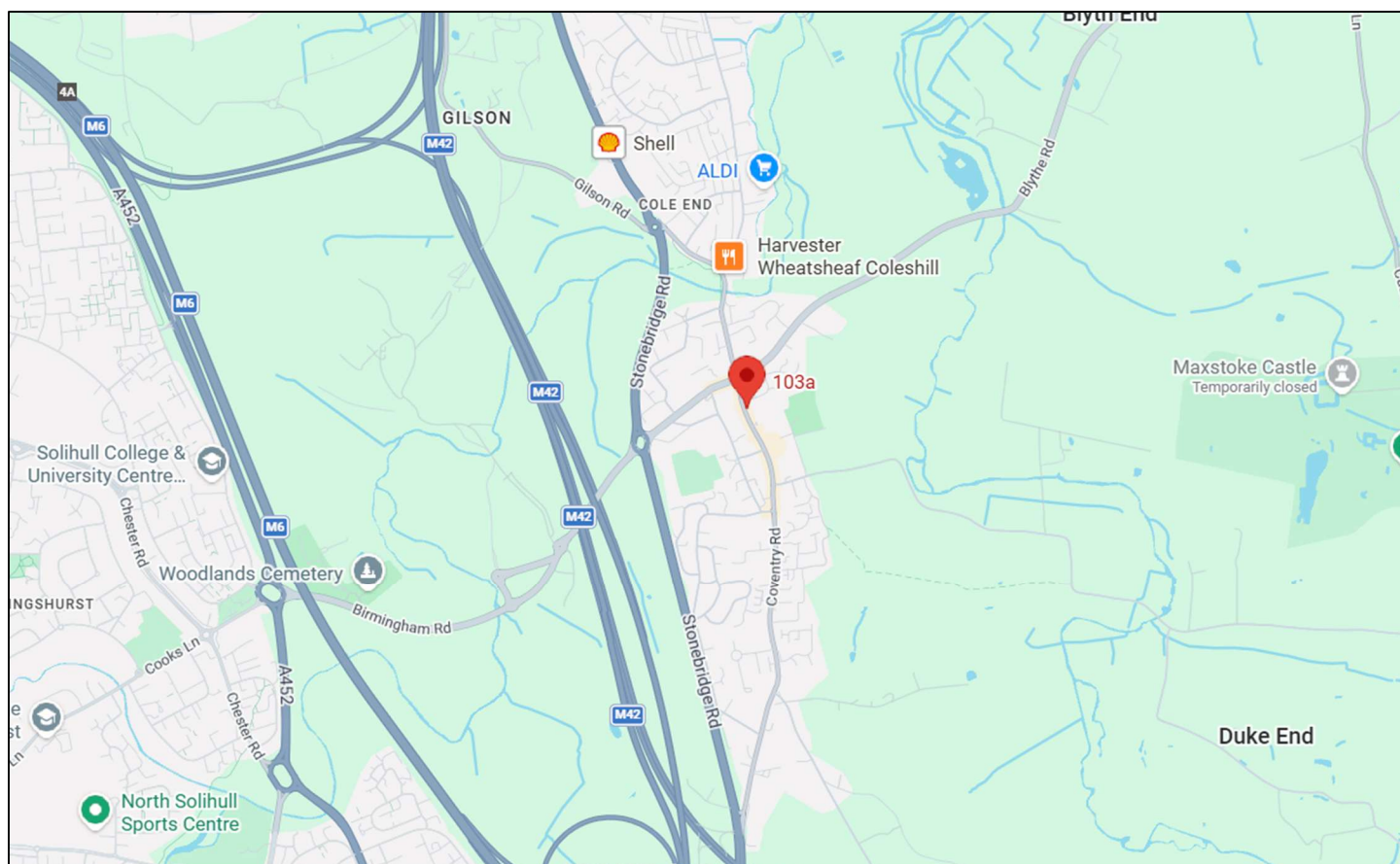


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