

TO LET/FOR SALE

84-86 High Street, Coleshill, Birmingham B46 3AH

£12,000 or **£110,000**
p.a.x plus VAT plus VAT



Retail Unit
430 sq.ft
(39.9 sq.m)

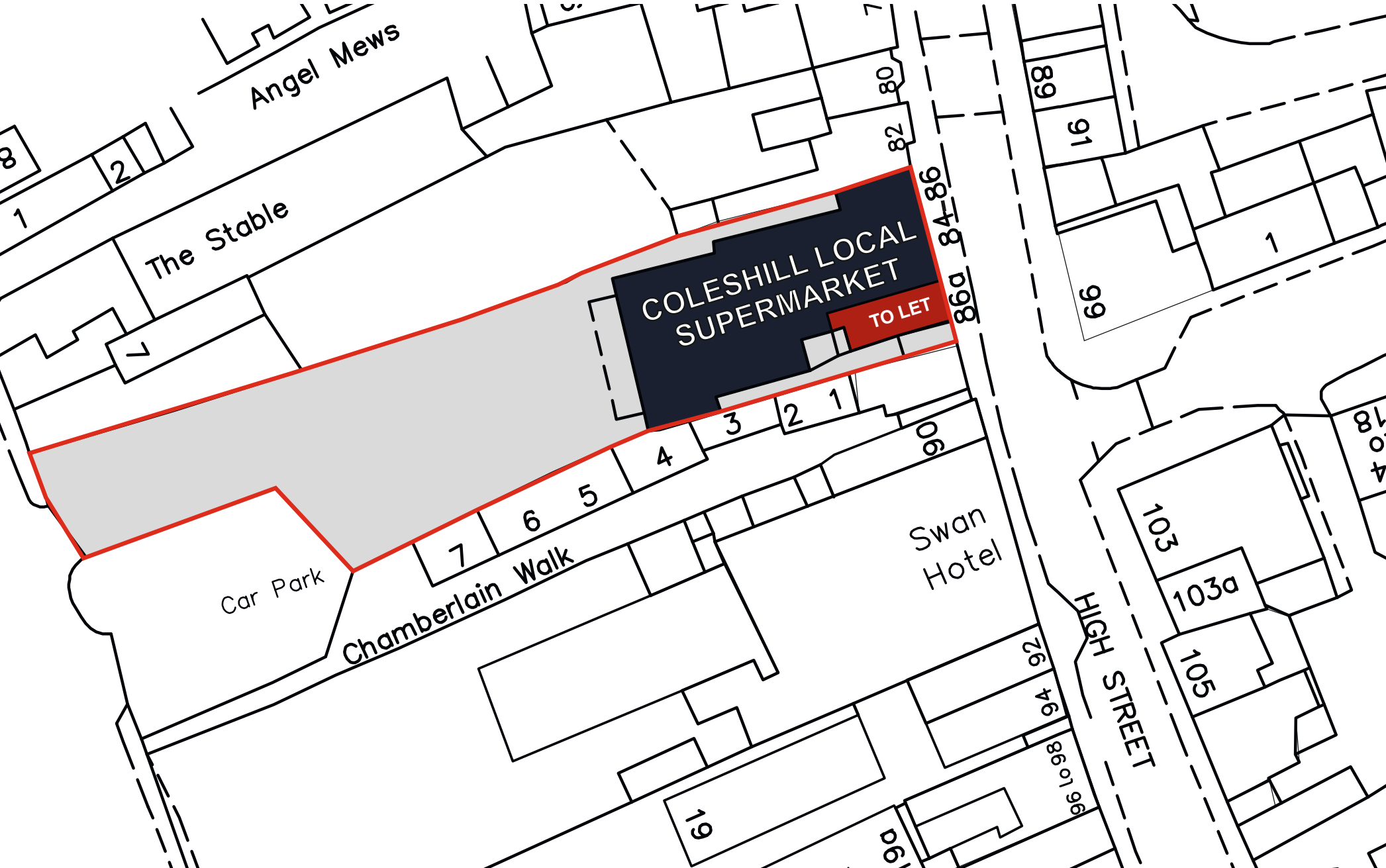
- Prominent location fronting the High Street within Coleshill
- Popular local shopping area
- Close to various motorways including M6, M42 and M6 Toll
- Vacant shop ready for occupation
- Recently refurbished retail element
- Part investment

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Areas (approx. NIA)	Sq.ft	Sq.m
86a High Street vacant shop	430	39.9
TOTAL FLOOR AREA	430	39.9

Description

The property comprises two ground floor retail units (86a -vacant) together with 3 first floor flats accessed via the rear.

Terms

Freehold and subject to the tenancies referred to below.
86 High Street - vacant.

For the avoidance of doubt, the following have been sold on long ground leases as follows:

84-86 High Street - Let on a long leasehold basis for a term of 999 years from December 1995.

Flats 1, 2 and 3 - Each sold separately on a long leasehold basis for a term of 125 years from March 1997.

Guide Price

Offers in excess of £110,000

Retail Rent

£12,000 per annum exclusive

Rates

Rateable Value £7,400

Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority (Birmingham).

Services

All mains services are connected.

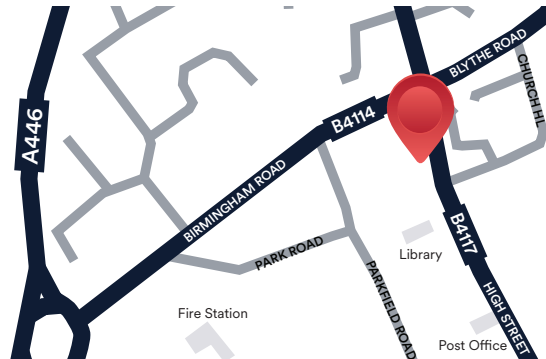
Service Charge & Insurance

Fair proportion of service charge based on floor area.

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.



Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location

Coleshill's proximity has easy access to the M1, M5, M6, M40, M42, M54 and M69 means the town is well-placed for travel throughout the UK. The 27 miles M6 Toll is minutes away, avoiding the busiest section of the M6, from Junction 4 to Junction 11a. Coleshill Parkway railway station directly connects to the UK's cosmopolitan second city Birmingham in less than 15 minutes. Birmingham International Airport is nearby, and its station offers regular trains to the capital in around an hour. In addition, there are bus services to many outlying towns and villages.

Viewing

Strictly via prior appointment with the appointed agents:



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