

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)

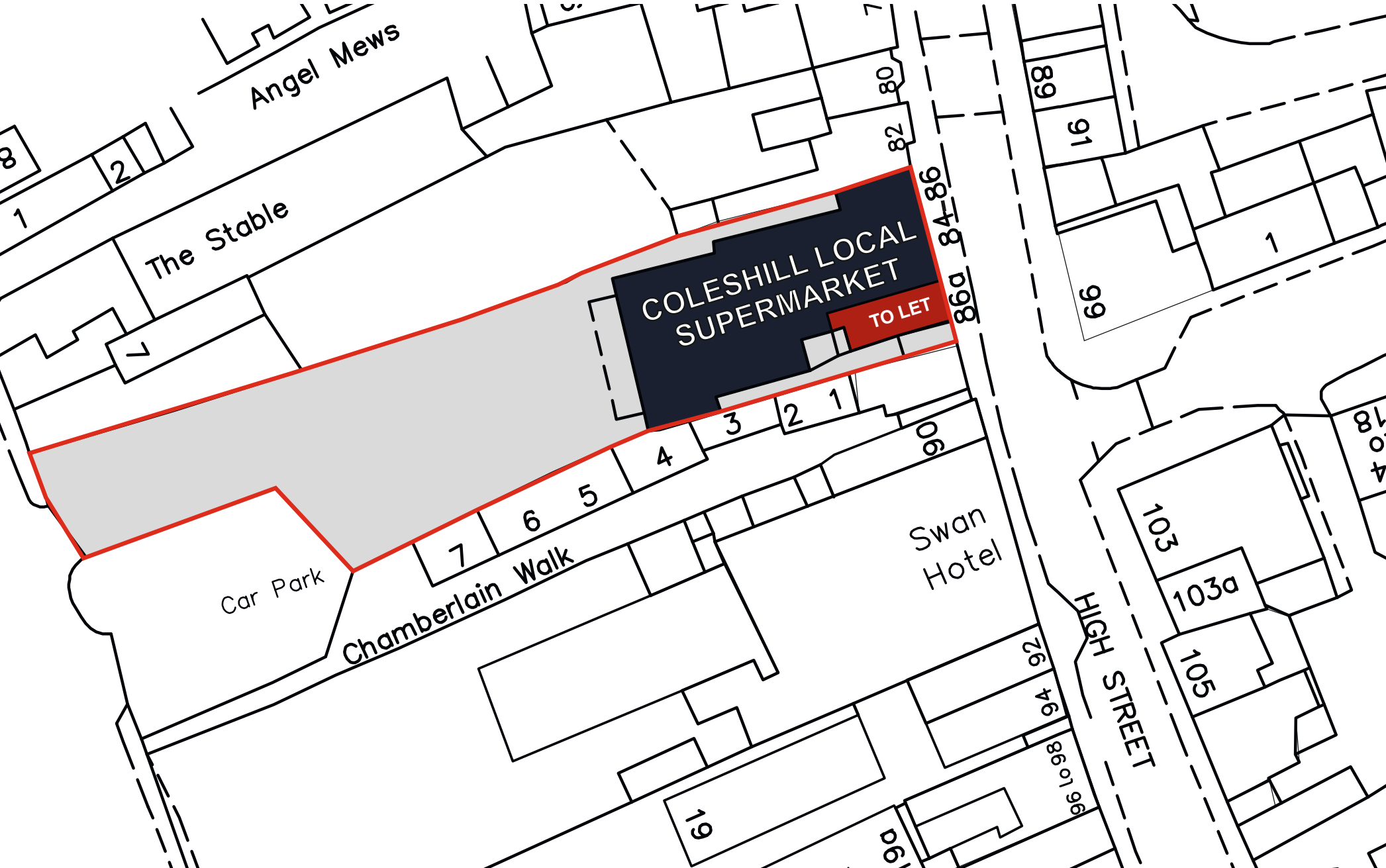
- Prominent location fronting the High Street within Coleshill
- Popular local shopping area
- Close to various motorways including M6, M42 and M6 Toll
- Vacant shop ready for occupation
- Recently refurbished retail element
- Part investment

LCP.
part of IMCore

**01384
400123**

searchlcp.co.uk





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

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.

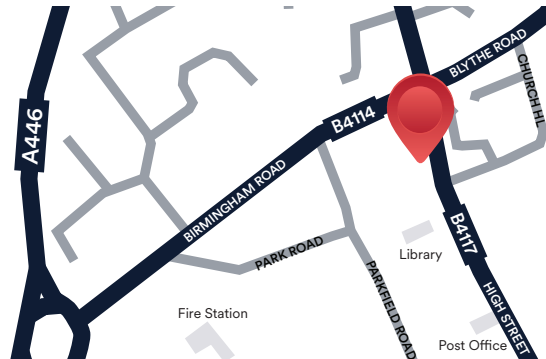
Service Charge & Insurance

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 ingoing 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:



David Hemming

DDI: 0121 362 1530

07841 234160

david.hemming@burleybrowne.co.uk

Emma Hughes

DDI: 0121 362 1535

07510 080210

emma.hughes@burleybrowne.co.uk

Owned and Managed by



Matt Hamer

07386 666437

MHamer@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. 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: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.