

TO LET



RETAIL PREMISES

96 & 98 HIGH STREET, COLESHILL, B46 3BL



LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£15,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£10,500**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

The property has a rating of 52 (Band C). A copy of the certificate is available upon request.

LEGAL COSTS

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

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/GOxDTCzqK64>

Ground Floor Video – <https://youtu.be/RGOwLZMFXPo>

First Floor Video - <https://youtu.be/SJXZBeHVmIY>

VIEWING

By arrangement with AMT Commercial on 01527 821 111

LOCATION

The premises are situated on the main High Street immediately adjacent to **Bairstow Eves** and **Gascoignes funeral directors**, being close to the **Swan Public House**.

ACCOMMODATION

The premises operated for many years as a pharmacy and are still fitted out for this use but are suitable for many other businesses.

The property has an electrically operated internal roller shutter to the front.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	24'8"	7.5 m
GROSS GROUND FLOOR AREA	645 sq ft	60 sq m

FIRST FLOOR

STAFF/STORAGE	110 sq ft	10 sq m
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