

RETAIL PREMISES AVAILABLE TO LET

**90 HIGH STREET
COLESHILL
WEST MIDLANDS
B46 3AH**



LOCATION

The premises are situated in the centre of Coleshill which is a small market town being located circa 11 miles to the east of Birmingham City Centre.

The premises are located adjacent to **The Swan Hotel** and a **Turkish Barbers** with other retailers on the High Street including **One Stop** and **Costa**.

DESCRIPTION

The property comprise a ground floor retail unit.

ACCOMODATION

The premises comprise of the following approximate areas and dimensions:-

Internal Width	2.97m	9'9"
Shop Depth	4.42m	14'6"
Ground Floor Area	11.99m²	129 sq ft
Raised Display Area	1.67m²	18 sq ft

TENURE

The premises are available to let upon terms to be agreed.

RENTAL

£6,000 pax

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the rateable value for the premises as follows:-

Rateable Value (2023 Assessment)	£4,350.00
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We suggest that all interested parties should verify the above information with the Local Authority.

SERVICE CHARGE

There is an annual variable service charge. Details are available on request.

AML

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

PLANNING

We understand the premises are located in a Conservation Area but are not listed. We would suggest that interested parties make their own enquiries via North Warwickshire Council.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category C.

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

The tenant is to be responsible for the payment of their own legal costs incurred.

VIEWING

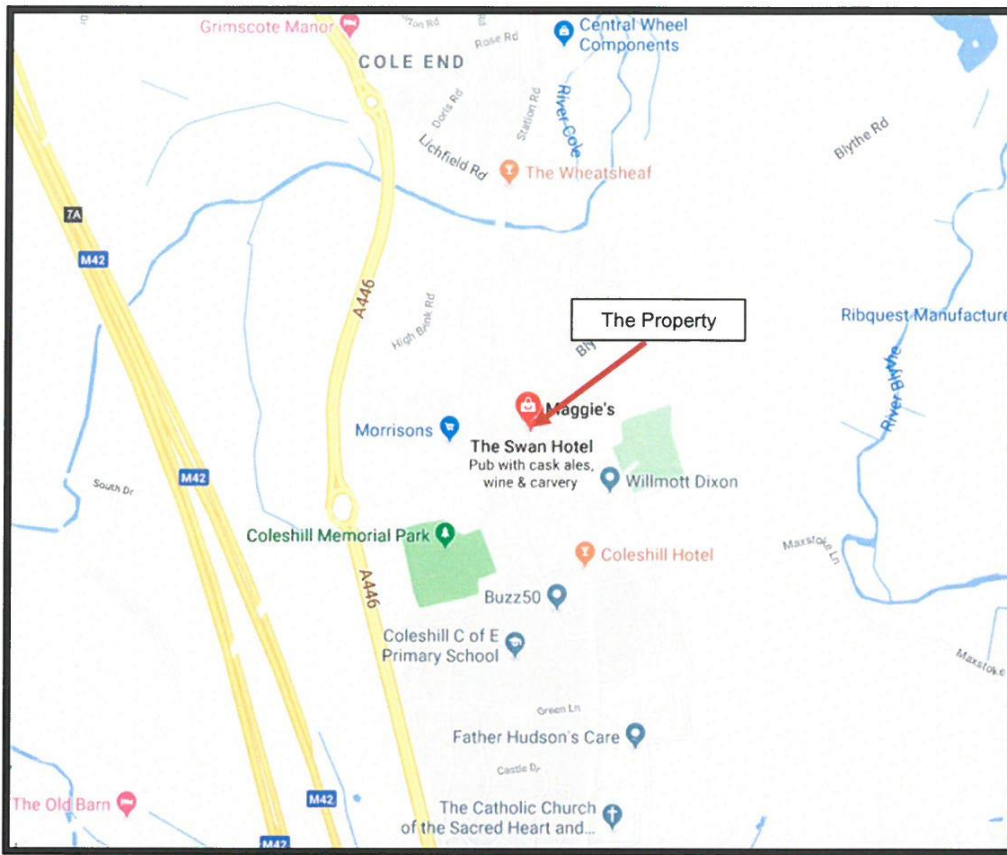
Strictly by appointment with the Sole Retained Agents:-

Andrew Benson
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0121 410 5546

**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

AUGUST 2025

0121 454 4004



IMPORTANT NOTICE

Wright Silverwood themselves and for the vendors or lessors of the property whose agents they are, give notice that:

1. These particulars do not constitute any part of, any offer or contract.

2. All statements contained in these particulars as to this property are made without responsibility on the part of Wright Silverwood their joint agents or the vendors or lessors.

3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.

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