

6 Coventry Road, Coleshill, Birmingham, B46 3BE



TO LET

Ground Floor Lock-Up Café / Restaurant Premises

Net Internal Area: 668 ft² (62.06 m²)

Location

The property is situated on Coventry Road, a highly accessible location with strong connections to both local amenities and major transport routes.

The property is conveniently located near Coleshill Town Centre and within a dense residential location.

Coventry Road links directly to the A446 dual carriageway, which in turn connects to the M6 motorway at J4 and the M42 motorway at J9 providing easy access to Birmingham City Centre, Birmingham International Airport and Train Station.

Description

The property comprises of a ground floor restaurant / café premises which provides open plan seating and servery to the fore with kitchen, ancillary storage, and WC facilities to the rear.

The premises benefit from glazed façade and pedestrian access, three phase power and extraction facilities.

The unit will be offered vacant and fully cleared of all chattels and equipment. The catering equipment and furniture are available via separate negotiation.

Forecourt parking is provided as well as on-street parking on nearby roads.

Accommodation

NIA 668 ft² (62.06 M²) approximately.

Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £11,500 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which may be payable.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Service Charge

Not applicable. The tenant will however be responsible for an apportionment of the building insurance premium.

Energy Performance

Available upon request from the agent.

Planning Permission

We understand that the premises have planning permission granted under Use Class E (Formerly A1) and have been occupied for café and restaurant premises most recently.

Rateable Value

The premises benefit from small business rates exemption, subject to tenant qualification.

Services

We understand that all mains services are connected on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own due diligence.

Anti-Money Laundering

The successful applicant will be required to provide two forms of ID and proof of funding to satisfy AML protocols.

Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

