

1/1a BRIDGE VIEW, LOWER HIGH STREET, COLESHILL,
B46 1BE



FREEHOLD FOR SALE

RETAIL/RESIDENTIAL.

Commercial 664 sq.ft/61.69 sq.m

Residential 775 sq.ft/71.99 sq.m

- Prominent corner position, situated at the intersection of Lower High Street & Old Mill Road.
- Return frontage.
- 3 bedded, self contained apartment, accessed to the rear.
- Enclosed yard, permitting further development/extension
- Single garage facility.
- Forming part of a terrace of 5 retail outlets – communal forecourt parking.
- Full height glazed display windows – electrically operated security shutter.
- Total current rental income - £19,520 p.a.x



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LOCATION

The subject premises, forming part of a terrace of 5, ground floor retail outlets (residential above), occupies a prominent corner position, situated at the intersection of Lower High Street and Old Mill Road.

In terms of residential, Coleshill is a much sought after location.

Excellent communicational links – M6, M6 Toll & M42 motorways are nearby.

The area greatly benefitted from the development of Hams Hall (manufacturing and distribution hub).

Further business/office/industrial parks, adjoin the town centre.

DESCRIPTION

The subject premises comprise an end of terrace, 3 storey structure.

Retail at ground floor, including ancillary storage.

The upper floors provide a separate, self contained, 3 bedded apartment (accessed to the rear).

Single garage facility.

DEVELOPMENT LAND

An area of land, as can be seen from the attached plan, adjoins (included within the freehold demise), permitting further development/extension.

ACCOMMODATION

Residential

(First & second floor)

775 sq.ft/71.99 sq.m

Three bedrooms (one en-suite), lounge, kitchen and a family bathroom.

Gas fired central heating.

Ground Floor Commercial

664 sq.ft/61.69 sq.m

Full height glazed display windows, with the benefit of an external, electrically operated security shutter.

Suspended ceilings.

Ancillary storage.

Total accommodation – 1,439 sq.ft/133.68 sq.m

MAINS SUPPLIES

Residential

Primary metered mains gas, electricity, water & drainage.

Commercial

Primary metered mains electricity, water & drainage

RENTAL INCOME/BASIS OF OCCUPATION

Commercial

Occupied on the basis of a formal lease agreement, at a current rental level of **£9,500 p.a.x.**

Residential

Occupied on the basis of an Assured Shorthold Tenancy Agreement - **£835 p.c.m - £10,020 p.a.**

Total Current Income - **£19,520 p.a.**

We are of the opinion, the current passing rents, are considerably below open market rental levels.

Copies of both agreements are available via the sole selling agents.

VAT

VAT is not applicable.

CONSIDERATION

Offers in excess of **£400,000 (Four Hundred Thousand Pounds)** are invited for this valuable freehold interest, subject to the current basis of occupation.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any potential purchaser.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

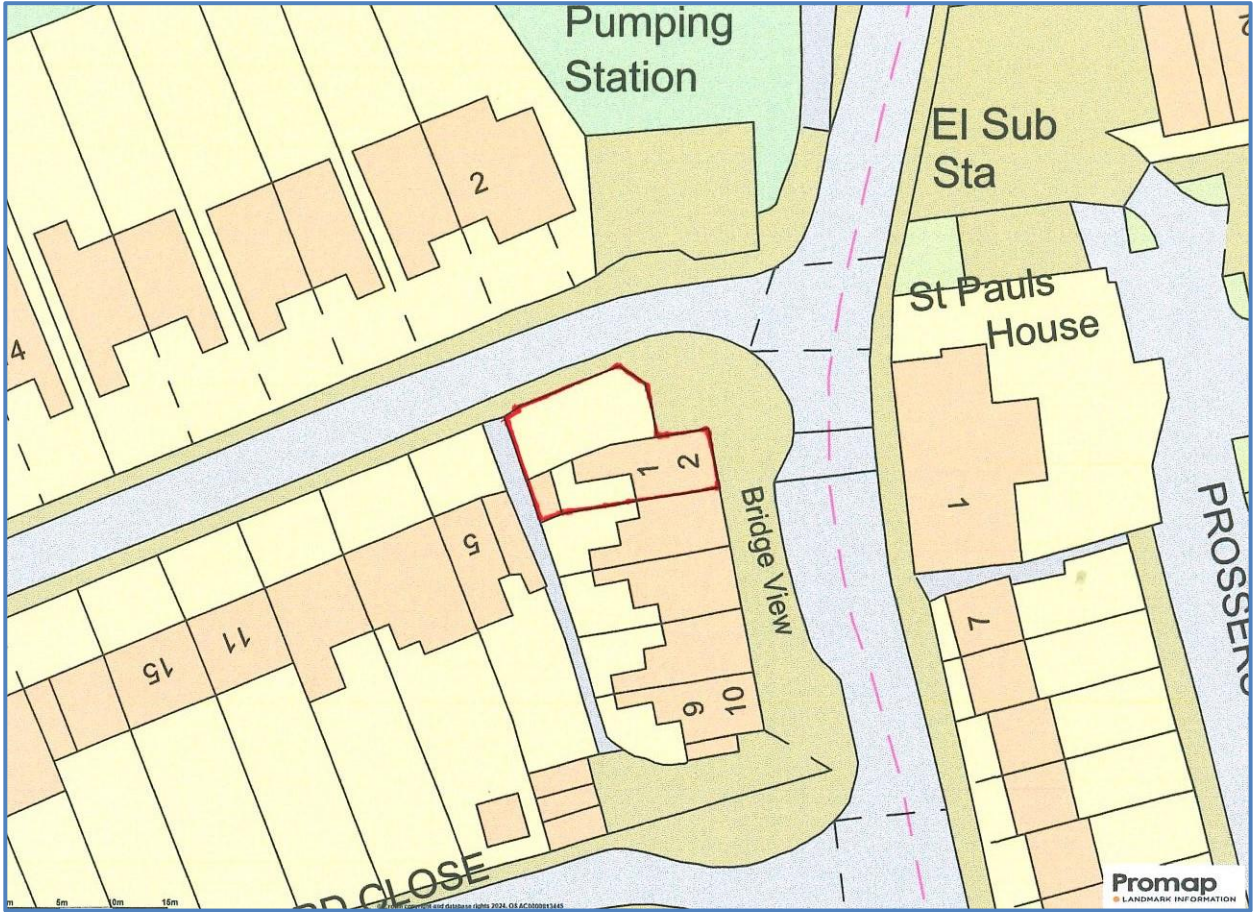
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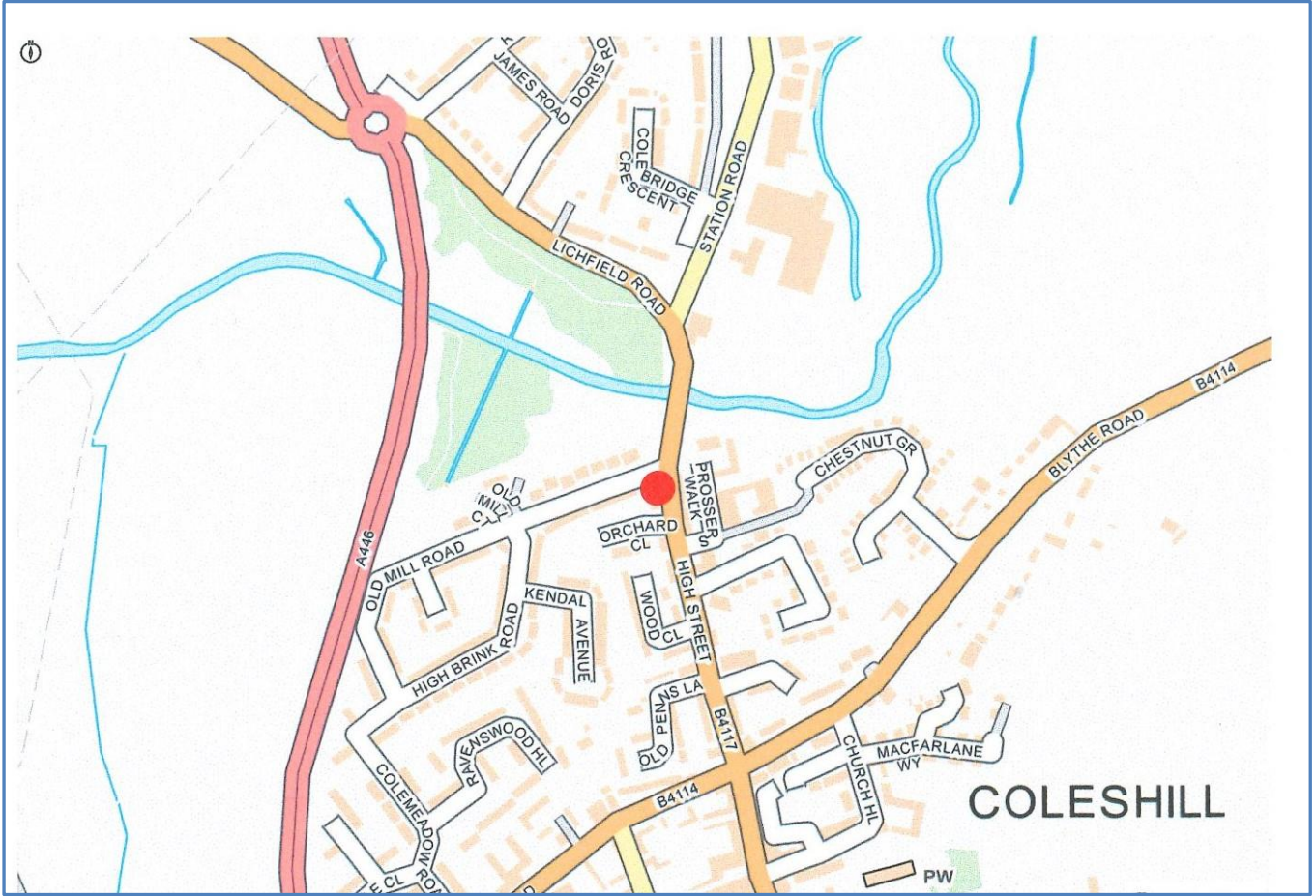


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COMMERCIAL

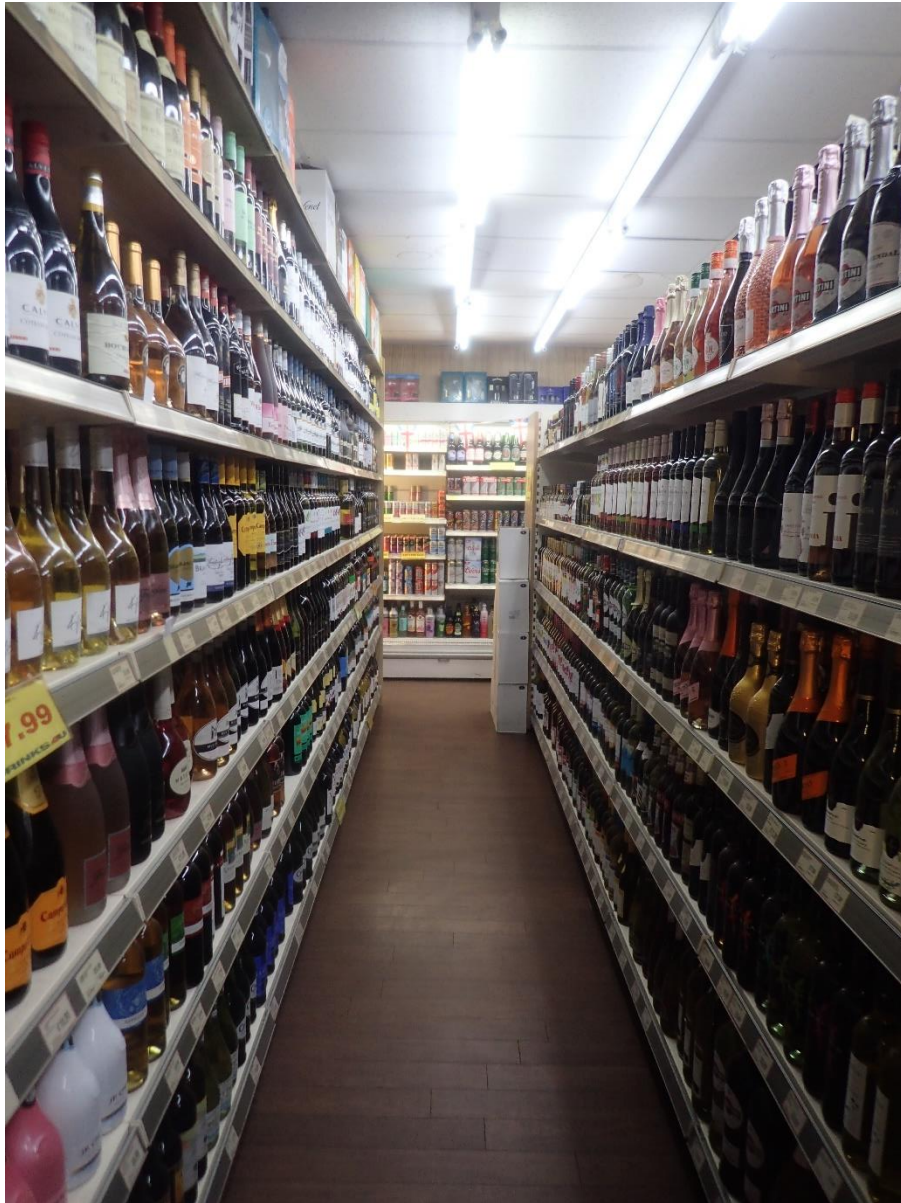






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COMMERCIAL



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COMMERCIAL



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RESIDENTIAL



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RESIDENTIAL



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ADJOINING LAND



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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.