

TO LET



GROUND FLOOR SHOP
641 BIRMINGHAM NEW RD
COSELEY
WEST MIDLANDS
WV14 9JL

- ❖ **GROUND FLOOR RETAIL PREMISES**
- ❖ **POPULAR TRADING LOCATION**
- ❖ **AVAILABLE FROM MARCH 2023**

LOCATION

The property is located in a popular trading position having high profile frontage to the A.4123 Birmingham New Road close to other retailers/traders including hot food takeaways, cafes, hair salons, convenience stores and McDonalds.

There is easy access to the A.463 Black Country Route approximately 1 mile to the north, Wolverhampton City Centre is approximately 5 miles to the northwest. The Black Country Route gives dual carriageway access to junction 10 of the M6 Motorway at Bentley, Walsall, approximately 7 miles distant to the northeast. Coseley Train Station is approximately ½ a mile distant from the property.

DESCRIPTION

The property comprises the ground floor retail shop of a 2 storey property (the first floor accommodation is excluded from this letting). The internal accommodation comprises ~

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**JOHN
EMMS**
COMMERCIAL

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www.johnemmscommercial.co.uk
Tel : 01384 257284

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	<u>SQ.FT.</u>	<u>SQ.M.</u>
<u>GROUND FLOOR RETAIL AREA</u> Having solid floor, boarded ceiling,	505	46.9
<u>REAR KITCHEN/TEA MAKING AREA</u> Having toilet off with low level W.C. and wash hand basin.		
<u>REAR STORE ROOM</u> Having solid floor and panelled walls.	<u>351</u>	<u>32.6</u>
<u>Net Internal Area</u>	<u>856 Sq.Ft.</u>	<u>79.5 Sq.M.</u>



EXTERNALLY

Access to the rear is via Bank Street leading from the Roseville area of Coseley.

SERVICES

Mains electricity, water and drainage are available and connected to the property. We have not checked the efficacy nor the capacity of the services, installations or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

RATING ASSESSMENT

2023 Rateable Value : £9,100. Small Business Rates Relief may apply.

LEASE TERMS

The property is offered on a business tenancy by way of a new lease for a term of 3 years at a rent of £9,000.00 per annum (exclusive). Rent to be paid quarterly in advance. The tenancy will be granted on internal repairing terms plus service charge contribution towards external maintenance plus insurance premium.

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REFERENCES

3 referees to include one bank and 2 business/trade references will be required from any intending applicant. These will be submitted to the Landlords for approval prior to instructing Solicitors.

FIXTURES & FITTINGS

Shop - fluorescent strip lighting and fitted spot light tracking, fitted carpets, alarm system.

Kitchen - stainless steel single drainer sink and base unit, wall shelving as fitted.

Toilet – low level W.C. and timber shelving as fitted.

Rear Store room – alarm sensor, fluorescent strip light fittings, fitted carpet.

All other items in the nature of fixtures and fittings unless referred to in these particulars will be expressly excluded.

V. A. T. We are advised VAT is not applicable to this valuation.

EPC RATING B (available with these particulars)

LEGAL COSTS

The intending tenant will be responsible for payment of Landlords legal costs incurred in the transaction.

VIEWING

By strict appointment with the Sole Agent : **John Emms Commercial**

Tel: **01384 257284**

Email: john@johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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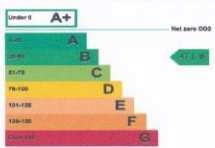
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Energy performance certificate (EPC)	
Keys Carpets Ltd 641 Birmingham New Road CUO, EY WV14 9JL	Energy rating B
Valid until: 31 October 2032	
Certificate number: 3150-0006-6340-1639-4158	
Property type	Retail/Financial and Professional Services
Total floor area	62 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A+ to E.	
Energy efficiency rating for this property	
This property's current energy rating is B.	
	Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built	31.8
If typical of the existing stock	10.1
Breakdown of this property's energy performance	
Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	17.76
Primary energy use (kWh/m2 per year)	187

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([energy-certificate/5427-0750-5861-1704-0802](#)).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name: James Lee
Telephone: 0121 308 8781
Email: james-lee1@sky.com

Accreditation scheme contact details

Accreditation scheme: Elmhurst Energy Systems Ltd
Assessor ID: EES/019653
Telephone: 01455 863 250
Email: enquiries@elmhurstenergy.co.uk

Assessment details

Employer: James Lee
Employer address: 3 St Blaise Road, Sutton Coldfield, West Midlands, B75 5NH

Assessor's declaration: The assessor is not related to the owner of the property.

Date of assessment: 1 November 2022
Date of certificate: 1 November 2022

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