

TO LET



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

- ❖ **GROUND FLOOR FORMER COFFEE SHOP**
- ❖ **POPULAR TRADING LOCATION**
- ❖ **NOW AVAILABLE**

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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	AREA	
	<u>SQ.FT.</u>	<u>SQ.M.</u>
<u>GROUND FLOOR RETAIL AREA (Front)</u> Having laminated floor, modern glazed shop frontage, internal security roller shutter grill.	268	24.9
<u>REAR LOUNGE</u> Having toilet off with low level W.C. and wash hand basin.	157	14.6
<u>TOILET (off)</u> Being fitted out to high standard with tiled walls, designer style low level W.C. and pedestal wash hand basin.		
<u>STORE ROOM</u> Having stainless steel single drainer sink unit.	80	7.4
<u>SIDE CORRIDOR</u> With rear access door to lobby and rear garden area. Lobby provides joint access to first floor self contained flat.	93	8.6
<u>Net Internal Area</u>	<u>598 Sq.Ft.</u>	<u>55.5 Sq.M.</u>

The ground floor is gas fired centrally heated via wall mounted Baxi gas central heating boiler in rear lounge.

EXTERNALLY

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

SERVICES

Mains electricity, gas, 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: £5,600. Small Business Rates Relief may apply.

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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.

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

Front Shop – Lighting as fitted. Internal roller shutter security grill. Shop frontage glazing and front access door.

Toilet – low level W.C. and wash hand basin.

Rear Lounge – Fitted lighting. Gas central heating boiler and radiator.

Rear Store room – Stainless steel single drainer sink unit. Lighting as fitted.

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

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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English | [Contact](#)

Energy performance certificate (EPC)

GET INFORMATION ABOUT YOUR PROPERTY COSELEY WV14 9JL	EPC rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until 19 July 2031
Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	Total floor area 59 square metres	Contact number 0330-0113-5487-6972-3710

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 (kgCO ₂ /m ² per year)	96.39
Primary energy use (kWh/m ² per year)	578

[About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(energy certificate:6833-01-62-2078-3840-3201\)](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name: Mark McGuinness
 Telephone: 07590 024290
 Email: gallowbridge@btinternet.com

Contacting the accreditation scheme

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

Accreditation scheme: Elmhurst Energy Systems Ltd
 Assessor's ID: EES/015665
 Telephone: 01455 883 260
 Email: enquiries@elmhurstenergy.co.uk

About this assessment

Employer: Gallowbridge Limited
 Employer address: Rockleigh, 63 Bowling Green Road, Stourbridge, DY8 3PZ

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [more about the conditions and assumptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/443048/energy_rating_requirements.pdf) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/443048/energy_rating_requirements.pdf

Energy rating and score

The property's energy rating is B.

Under 0: A+
 1-20: A
 21-45: B
 46-75: C
 76-100: D
 101-120: E
 121-150: F
 Over 150: G

Net zero CO₂: -45 B

Properties get a rating from A+ (best) to G (worst), and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Properties similar to this one could have ratings:

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