

BY DIRECTION OF NORTH WARKS. BOROUGH COUNCIL
AND FOR SALE BY PRIVATE TREATY

A DESIRABLE FREEHOLD INCOME PRODUCING INVESTMENT OPPORTUNITY BEING A PARADE OF TOWN CENTRE PERIOD BUILDINGS ALL IN RETAIL USAGE WITH A RESIDENTIAL ELEMENT ON THE UPPER FLOORS PRODUCING A CURRENT TOTAL GROSS INCOME OF £70,388 P/A OR THEREABOUTS



105 - 117 HIGH STREET
COLESHILL
WARWICKSHIRE B46 3DP

**MUCH POTENTIAL FOR ACTIVE MANAGEMENT
AN UNBROKEN PARADE OF MUCH CHARACTER AND
POTENTIAL**

**OFFERS ARE INVITED FOR THE WHOLE
SUBJECT TO CONTRACT BY CLOSE OF BUSINESS ON FRIDAY
14 OCTOBER 2022**

GUIDE PRICE: £645,000
NET OF ANY APPLICABLE VALUE ADDED TAX

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

This parade of properties occupies a prominent position fronting to High Street within the principal retailing area of the market town of Coleshill, (population approximately 7,000) just beyond the Eastern outskirts of the City of Birmingham and with nearby access to the M6, M42, M6T, HS2 and Birmingham International Airport, Birmingham International Rail, and the National Exhibition Centre.

The properties are all fully let and currently produce a total gross rental of £70,388 per annum or thereabouts. A more detailed schedule of the tenancies is appended hereto.

There is much potential for improvement of investment by active management in this busy and established location, which is within walking distance of public parking facilities and has kerbside parking on the opposite parade of the High Street.

It is understood that the title to the premises includes the serviced yard area to the rear of the properties (please see appended site plan) but it should be noted that this yard is subject to pedestrian and vehicular rights in respect of the owners of the terrace of lock up garage accessed therefrom and the occupants of the adjacent residential flats to the East who have established pedestrian rights from the courtyard serving these properties.

Detailed viewing may be possible but a reasonable period of notice accordingly will be necessary in order to make suitable arrangements with the various tenants.

Offers are invited for the freehold interest subject to all the existing tenancies, subject to contract by close of business on Friday 14 October 2022.

All offers should contain advice as to the intention of the offerors for the future of these properties and also provide proof that in principle funding is available to support the bid made.

Hence, all offers should be in writing and preferably by email to richard@calderssurveyors.com

The vendors do undertake to accept any or the highest offer subject to contract received.

Bids will initially be encouraged and a decision issued as soon as possible. It is anticipated that this process will take approximately two weeks.

DETAILS OF TENANCIES

<u>ADDRESS</u>	<u>TENANT</u>	<u>PASSING RENT</u>	<u>TENANCY DETAILS</u> <u>AS KNOWN</u>	<u>COMMENT</u>
105 High Street	Brian Chatham and Pamela Chatham	£9,000 pa	25 years from the 29 September 2019	The upper floors apartment is sub-let at a rental of £625 pcm. Either the landlord or the tenant may determine the lease every fifth anniversary subject to the serving of a minimum of twelve months prior notice.
107 High Street	Abdul Mannan	£13,800 pa	25 years from the 29 September 2019	Either the landlord or the tenant may determine the lease on every fifth anniversary of the grant subject to the serving of a minimum of twelve months prior notice
109 High Street	Evans and Sumner Ltd	£5,000 pax	3 years from the 1 October 2019	
111 High Street	Oscars Dry Cleaners Ltd	£7,526 pa	Month by month	
111a High Street	Not known	Assumed Peppercorn	Documentation not seen but assumed long ground lease within excess of ninety years remaining.	Further assumed the freeholder has a responsibility in respect of maintenance and repair of the exterior and principal structure.
113 High Street	Le Hair & Beauty Ltd	£12,350 pa	7 years from the 29 March 2016	No rent review provision
115 High Street	Assumed to be En Vogue Interiors Ltd	£6,000 pa	No documentation seen but understood to be 2 years from November 2019	
117 High Street	Hardeep Singh Rai	£7,700 pa	5 years from the 24 June 2019	Either the landlord or the tenant may determine the lease on the fifth anniversary subject to minimum of twelve months prior notice.
115a High Street	Mr Deeney	£91.49 per calendar week	Documentation not seen and assumed to be a modern shorthold.	A two-bedroom facility
117a High Street	Mr Sedgewick	£82 per calendar week	Documentation not seen assumed to be a modern shorthold.	A one-bedroom facility.





PLANNING

A review of the Historic England website indicates that No. 105, 107, 109, 111 and 113 are all Grade II listed.

Nos. 115 and 117 appear not to be listed.

ENERGY PERFORMANCE

A perusal of the National Non-Domestic Property Energy Performance Register www.ndepcregister.com shows the following in respect of the individual properties forming this asset.

<u>ADDRESS</u>	<u>GRADE</u>	<u>DATE</u>	<u>COMMENT</u>
105 High Street	D	17 April 2028	
107 High Street	C	16 April 2028	
109 High Street	E	09 April 2028	The minimum acceptable standard
111 High Street	Not Listed	Not Listed	Not Listed
113 High Street	Not Listed	Not Listed	Not Listed
115 High Street	C	16 April 2028	
117 High Street	C	04 April 2028	
115a High Street	E	22 December 2030	The minimum acceptable standard
117a High Street	Not Listed	Not Listed	Not Listed
111a High Street	G	03 January 2028	A failure grade rendering it noncapable of the creation of a new tenancy



CALDERS
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

01827 61144

caldersurveyors.com

Client: **North Warwickshire Borough**

Project: **105-117 High Street Coleshill B46 3BP**

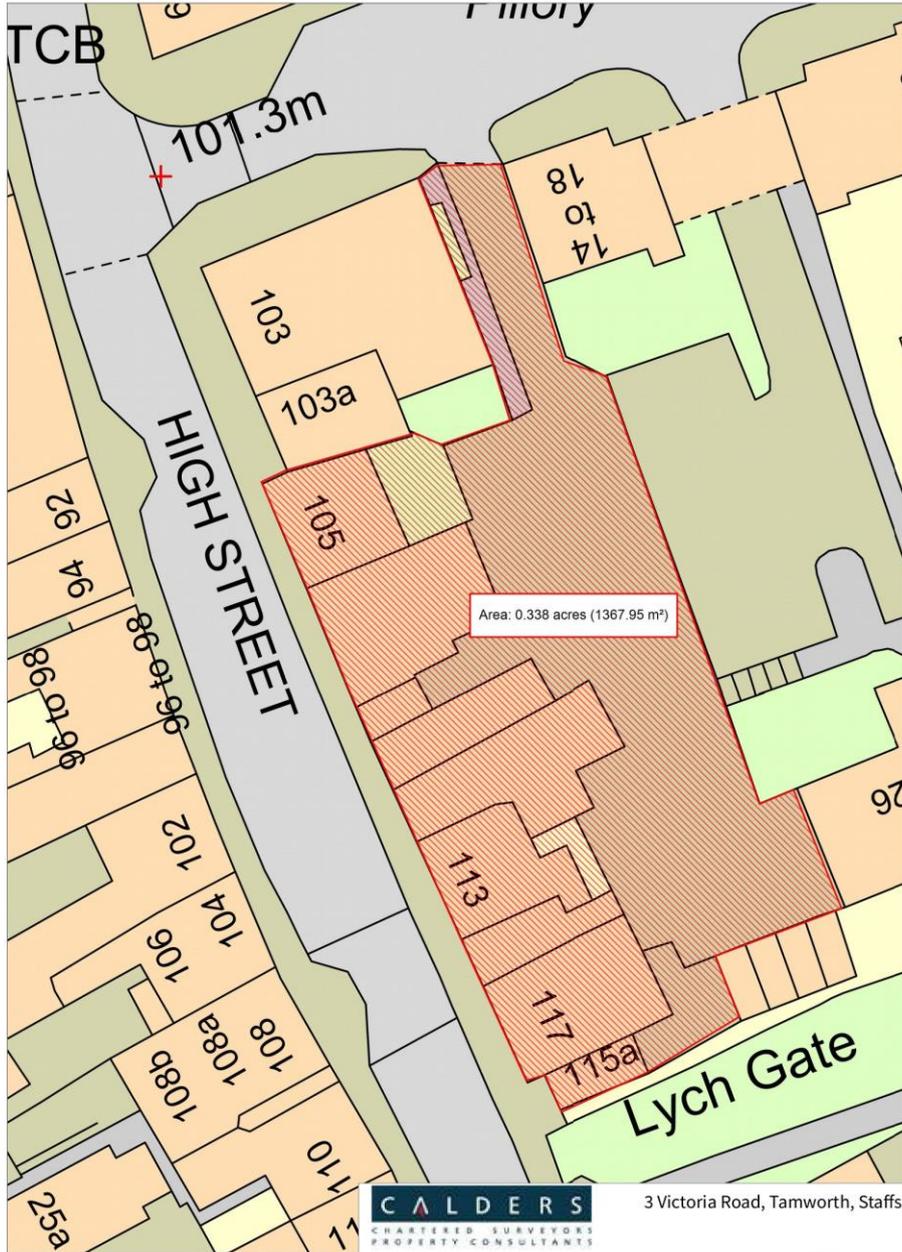
Title: **Location plan**

Scale: 1:5000 @A4

Drawn By: rdc

Date: 01 Mar 2021

Drawing No:



CALDER S
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

caldersurveyors.com

Client: **North Warwickshire Borough CL**

Project: **105-117 High St Coleshill**

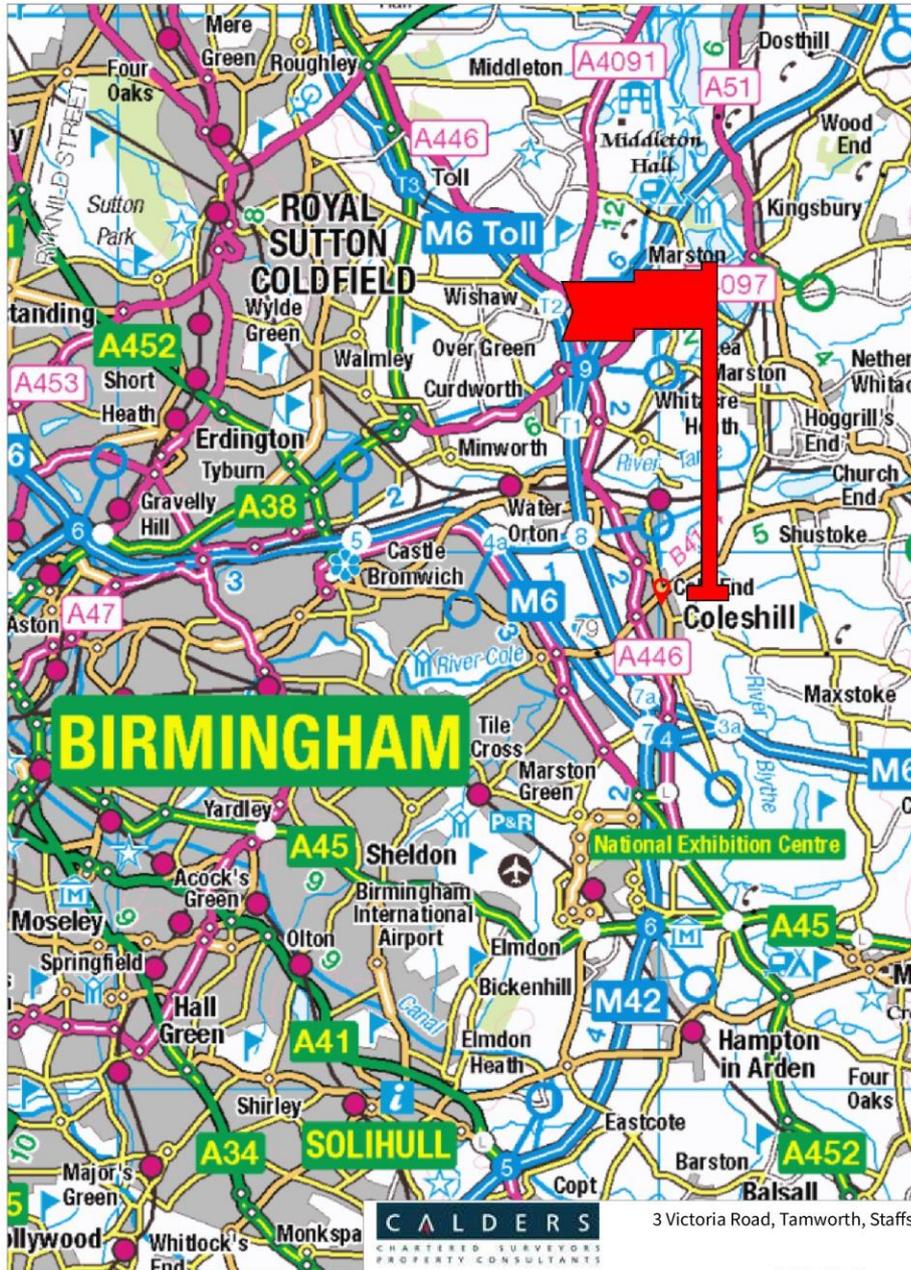
Title: **site plan**

Scale: 1:500 @A4

Drawn By: rdc

Date: 16 Jun 2021

Drawing No:



CALDER'S
CHARTERED SURVEYORS
PROPERTY CONSULTANTS

3 Victoria Road, Tamworth, Staffs, B79 7HL

0182761144

calderssurveyors.com

Client: **NWBC**

Project: **105-117 High St Coleshill B46 3BP**

Title: **Regional Location**

Scale: 1:125000 @A4

Date: 13 Jul 2022

Drawn By: rdc

Drawing No:

PURPOSE OF THESE PARTICULARS

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

Once you find a suitable property you wish to occupy you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars.

For example, we have not carried out any kind of survey on the property to look for structural effects and would advise any interested parties to obtain a surveyor's report before committing themselves to a transaction. We have not checked whether any items of equipment with the property (such as heating systems) are in working order and would advise these are checked.

You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the owner, landlord or assignor what items (for example fixtures and fittings) will be included in a transaction.

In addition to the above, please read the printed additional guidance on the bottom of the front page.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk