

**112A High Street**  
Coleshill, Birmingham, B46 3BL

**SHEPHERD  
COMMERCIAL**



## TO LET

473 SQ FT  
(43.94 SQ M)

**£9,750 PER ANNUM**

Retail unit in historic Coleshill, boasting Georgian charm and good transport links near Birmingham & the NEC.

- Situated in the heart of Coleshill, a thriving and affluent market town.
- 473sqft of well-presented space in a three-storey mid-terrace building.
- Traditional red brick, Georgian-style sash windows, and timber-framed shop frontages.
- Good transport links - Close to M6 (J4), M42 (J7A), Birmingham Airport, and the NEC.

01564 778890  
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## Summary

Available Size	473 sq ft / 43.94 sq m
Rent	£9,750 per annum
Service Charge	N/A
EPC	Upon enquiry

## Description

112A High Street, Coleshill, Birmingham, B46 3BL is a 473sqft retail premise situated on the ground floor of a traditional three-storey, mid-terrace building. Comprised of solid red brick construction and set beneath a pitched slate roof, the premises features facades of Georgian-style sash windows, painted with stone lintels and sets a tone for the building's period character. The ground floor is formed of two timber-framed shop frontages with House and Home occupying the left-hand apportionment.

## Location

The property is located on High Street, Coleshill, within the North Warwickshire district and positioned at postcode B46 3BL. Coleshill is a well-established and fluent market town situated approximately 3 miles from Junction 4 of the M6, 2 miles from Junction 7A of the M42, and around 4 miles east of Birmingham Airport and the NEC. Birmingham City Centre lies approximately 1 miles to the west, while Coventry is around 14 miles to the south-east.

## Accommodation

The accommodation comprises the following areas: Front office - 305 sq ft / Directors office - 106 sq ft / Hallway - 31 sq ft / Kitchen - 30 sq ft

Name	sq ft	sq m	Availability
Unit - 112A High Street, Coleshill	473	43.94	Available
<b>Total</b>	<b>473</b>	<b>43.94</b>	

## Viewings

Viewings are strictly by appointment of Shepherd Commercial



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### Virtual Tour

<https://tour.giraffe360.com/5089f73f1054440faaacb49c27aa3ba1>

