



**TO LET**

The Coach House, 140 Linden Road, Bournville, Birmingham B30 1LB

**SW**

Sanderson  
Weatherall



- Rent of £10,000 per annum, exclusive
- Attractive two storey office premises.
- Parking and courtyard garden.
- Extending to approximately 482sq ft (44.78 sq m), NIA.

**Location:**

The property is self enclosed, on the eastern side of Linden Road, just north of its junction with Mary Vale Road in the Birmingham suburb of Bournville, situated approximately five miles south of Birmingham city centre. The surrounding area is mixed use in nature with commercial and residential premises nearby.

The property can be found using the What3Words code: [///beyond.brush.butter](#)

**Description:**

The property comprises an attractive brick and timber framed period two storey office premises situated off a private courtyard garden.

Internally the property has been refurbished to provide a single room on the ground floor, with a separate single room at first floor level accessed by external staircase. Lighting is ceiling mounted LED strip lights and space heating is by wall mounted convactor heaters.

Additionally there is an separate WC and two store rooms, one of which could be converted into a kitchenette.

Including the tarmac surfaced courtyard garden. there is off road parking for approximately three cars.

The office accommodation extends to a net internal area of approximately 482 sq ft (44.78 sq m).

**Assessment:**

The property is assessed for business rates, with an April 2026 rateable value of £6,600, which gives a rates payable of approximately £3,300. Small businesses may get 100% business rates relief. We recommend that any prospective tenant makes their own enquiries with Birmingham City Council's business rates department.

**Energy Performance:**

The retail unit has an EPC rating of band D with a score of 87 points.

**Use:**

We understand the property has permission to be used for general business purposes under class E.

**Rent:**

£10,000 per annum, exclusive, subject to contract.

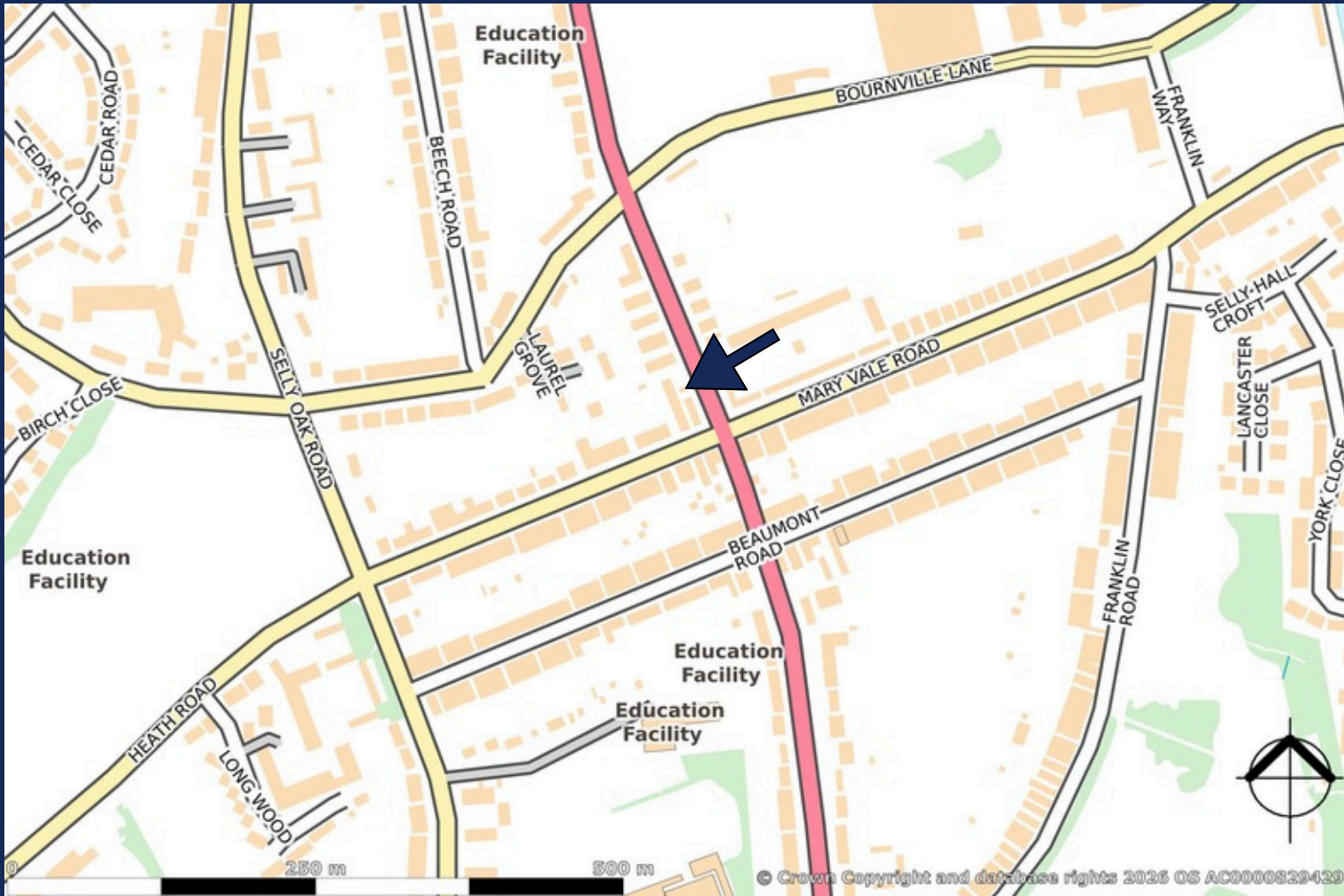
**VAT:**

The property is elected for VAT, which is payable in addition to the rent.

**Lease:**

The property is available to let for a minimum of five years, on a full repairing and insuring basis.

A rent deposit may be required, subject to references.



# Viewings

Strictly by appointment with  
the sole agents only.

**Sanderson Weatherall LLP**

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