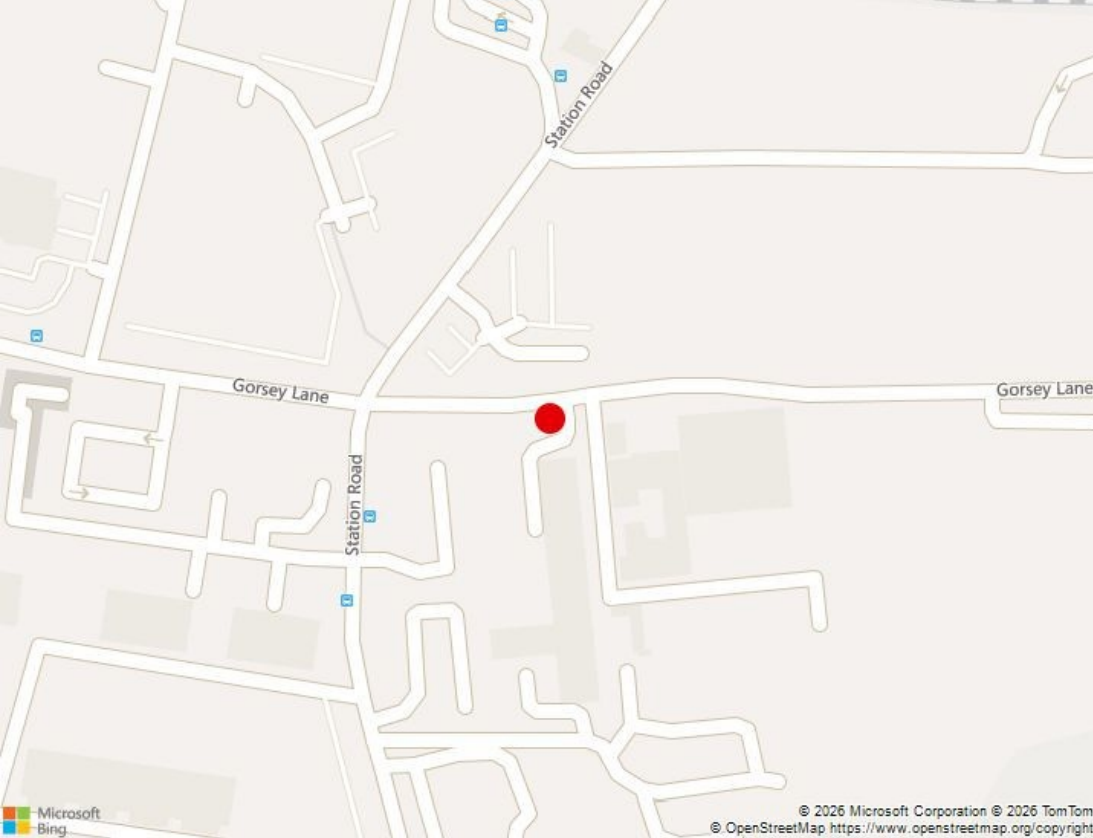


# COMMERCIAL UNIT FOR SALE

Former El Cantina Cafe , Unit 14 Jubilee Estate, Gorse Lane, Coleshill , Birmingham, West Midlands , B46 1JU

1,189 SqFt (110.46 SqM) | £225,000 Guide Price





## KEY FEATURES

- Established former El Cantina Cafe at forefront of industrial estate
- Popular Industrial Estate
- Prominent location
- On site car parking
- Within driving distance of M42, M6 & M6 Toll Road
- Good Investment opportunity

## LOCATION

The subject property is situated within Jubilee Estate off Gorsey Lane in Coleshill. Gorsey Lane has nearby access from the traffic light controlled junction with Station Road and is within a short driving distance of A446 which leads directly to both Junction 9 of the M42 Motorway and Junction 4 of the M6 together with the M6 Toll Road. Coleshill Parkway Railway Station is within walking distance and The National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are all within 10 minute drive.

## DESCRIPTION

The subject property comprises of an open plan cafe and counter on entry via the main front door with a large kitchen area to the rear together with male and female w/c just off the main seating area to the side. The property benefits from on site parking and occupies a prominent position on this well known industrial estate and is available with vacant possession.



Area	SqFt	SqM
Ground Floor	1,189	110.46
<b>Total Floor Area</b>	<b>1,189</b>	<b>110.46</b>

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## TERMS

For Sale - We understand that the premises are Freehold and offered with full vacant possession.

## ASKING PRICE

£225,000 Guide Price

## EPC

Energy Performance Rating B-44. Certificate available on request.

## BUSINESS RATES

Rateable Value £9,700

Rates Payable 2026/27 - £4,840.30

Interested parties are advised to make their own enquiries with the Local Authority (North Warwickshire) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which may be payable

## VIEWING

Strictly by prior appointment, please contact:



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