

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**OPEN PLAN ACCOMMODATION**



**FIRST FLOOR, 128-130 LADYPOOL ROAD,  
SPARKBROOK, BIRMINGHAM, B12 8JA**

**3,441 SQ FT (319.7 SQ M)**

- PROMINENT LOCATION
- SELF-CONTAINED
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property is located on Ladypool road within the Sparkbrook area, being approximately 2 miles south-east of Birmingham City Centre. The subject premises are situated in a prominent position on Ladypool Road within a parade of shops occupied by other local independent retailers. The position benefits from a strong passing footfall with a wide range of trades represented in the vicinity.

## DESCRIPTION

The property is a mid-terraced two storey building of brick built construction surmounted by a part-pitched tiled roof and part flat roof. The vacant accommodation is available on the first floor and benefits from laminated flooring throughout, plaster & painted walls, light points, gas fired central heating, kitchenette, WC facilities. There is a storage unit located on the ground floor which is accessed via the rear of the premises. The unit is suitable for a variety of uses (stp).

## ACCOMMODATION

AREA	SQ FT	SQ M	
Ground Floor Rear	2,352	218.5	LET
First Floor	3,441	319.7	
<b>TOTAL</b>	<b>5,793</b>	<b>538.2</b>	

## PLANNING

We have been informed by the landlord that planning permission has been granted for D2 use.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The property is available at a rent of £22,500 per annum on a FRI basis, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £15,750. Rates payable will be in the region of £7,544.25 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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