

# MASON YOUNG

PROPERTY CONSULTANTS

# LEASE FOR SALE

GROUND FLOOR OFF-LICENCE



**778 HAGLEY ROAD WEST, QUINTON,  
BIRMINGHAM, B68 0PJ**

**1,125 SQ FT (104.5 SQ M)**

- SELF-CONTAINED
- MAIN ROAD FRONTAGE
- PREMIUM APPLICABLE
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated in a prominent location fronting Hagley Road West. The property is surrounded by a mixture of retail and residential and is located approximately 5 miles from Birmingham City Centre. Junction 3 of the M5 Motorway is located approximately 2 miles from the subject premises.

## DESCRIPTION

The property is a two storey building with brick elevations surmounted by a flat roof. The retail unit is self-contained and located on the ground floor. Internally the property benefits from a glazed shop front, laminated flooring, plaster & painted walls, suspended ceiling incorporating fluorescent strip lighting, CCTV, alarm, a store and WC facilities. There are electric metal roller shutters to the front of the property. Parking is also available at the front & rear.

## ACCOMMODATION

AREA	SQ FT	SQ M
Retail	1,125	104.5
<b>TOTAL</b>	<b>1,125</b>	<b>104.5</b>

## PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council on 0121 368 1100.

## 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 let on a 15 year FRI lease with effect from 20<sup>th</sup> November 2006 at a passing rent of £11,500 per annum exclusive.

A premium of £30,000 is sought in respect of the fixtures and fittings. Stock as value. Further details are available upon request

## BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £8,200. Rates payable will be in the region of £3,927.80 per annum.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1100.

## 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.

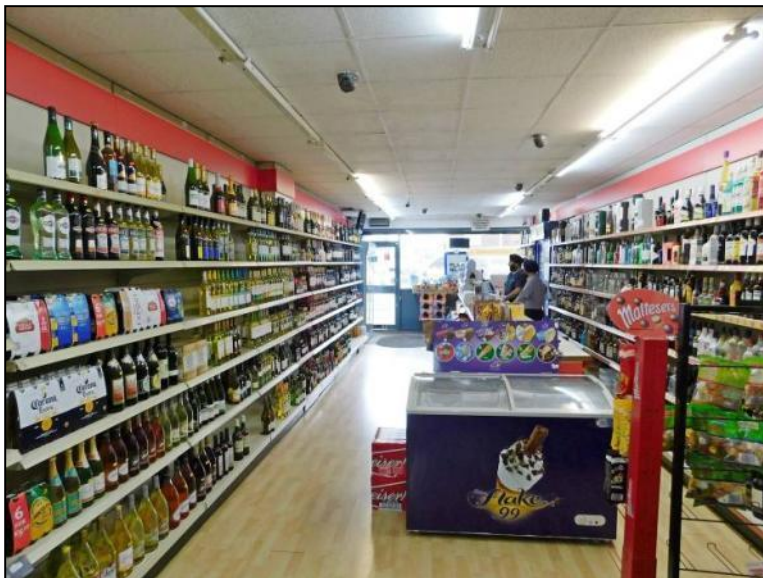
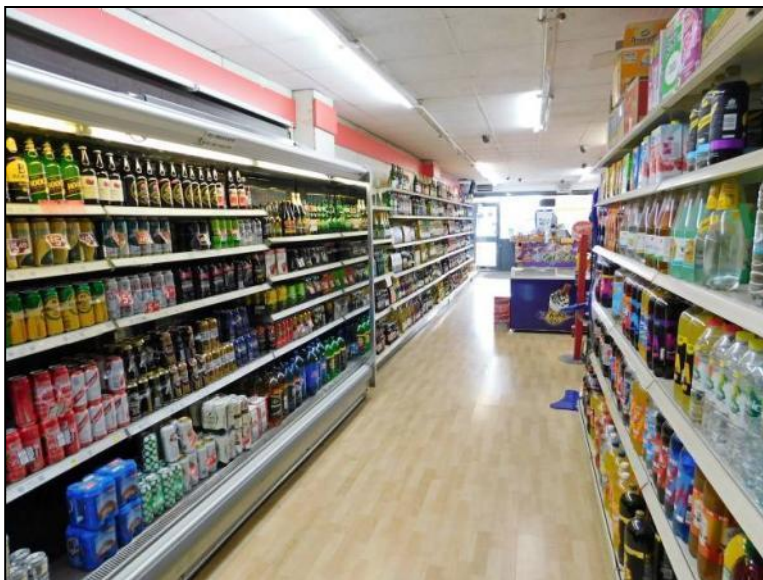
## VIEWING

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

## CONTACT DETAILS

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