

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

TWO STOREY MODERN OFFICE PREMISES



**393-395 SOHO ROAD, HANDSWORTH,  
BIRMINGHAM, B21 9SF**

**926 SQ FT (86.0 SQ M)**

- SELF-CONTAINED
- MAIN ROAD FRONTAGE
- MODERN PREMISES
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property lies in a prominent location in Handsworth which is an inner city, urban area of Birmingham in the West Midlands. The premises are situated on the A41 and lies 3 miles East of Birmingham City Centre with Junction 1 of the M5 approximately 2 miles North West. The property lies in the heart of the Soho Road within a busy shopping area, with multiple retailers in close proximity to include Barclays Bank, Greggs, Iceland, Lidl and various other independent retailers.

## DESCRIPTION

The property comprises a two-storey building of traditional brick construction with a rendered façade surmounted by a pitched slate roof. Internally the accommodation benefits from a glazed shop frontage, hardwood flooring, part wallpaper & part plaster & painted walls & ceiling, inset ceiling lights, gas central heating, CCTV, alarm, networking points and WC facilities. To the front of the property there are electric metal roller shutters.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	534	49.6
First Floor	392	36.4
<b>TOTAL</b>	<b>926</b>	<b>86.0</b>

## PLANNING

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 £27,500 per annum on a FRI basis, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £9,600. Rates payable will be in the region of £4,790.40 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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