

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

MODERN FIRST FLOOR SHOWROOM



**222 SOHO ROAD, HANDSWORTH,
BIRMINGHAM, B21 9LR**

1,959 SQ FT (182.0 SQ M)

- MAIN ROAD FRONTAGE
- START UP OPPORTUNITY
- MODERN PREMISES
- FLEXIBLE TERMS

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

LOCATION

The property is located on the main A41 Soho Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 motorway. The local area consists of a high density of ethnic food stores and businesses. Birmingham City Centre is located approximately 2½ miles south east of the subject premises with the M5 motorway located approximately 1 mile north west.

DESCRIPTION

The property comprises a mid-terraced two storey modern building of brick built construction surmounted by a pitched tiled roof. Internally the property has been split to provide a retail unit on the ground floor and showroom premises on the first floor. The available first floor accommodation provides tiled flooring, suspended ceilings incorporating inset spot lights, WC, kitchen facilities, alarm and CCTV system. There is a lift which provides access to the first floor.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	1,959	182.0
TOTAL	1,959	182.0

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 £30,000 per annum exclusive on an IRI basis, subject to contract. Terms to be agreed.

BUSINESS RATES

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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