

# MASON YOUNG

PROPERTY CONSULTANTS

# FOR SALE

SELF-CONTAINED RETAIL PREMISES –  
INCOME PRODUCING



**181 ALUM ROCK ROAD, ALUM ROCK,  
BIRMINGHAM, B8 1NJ**

**1,369 SQ FT (127.2 SQ M)**

- PROMINENT LOCATION
- SELF-CONTAINED
- INCOME PRODUCING
- FREEHOLD TITLE

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Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB



## LOCATION

The property is situated within the heart of the main Alum Rock shopping area, where there is a varied mix of local retailers and other commercial uses, together with national operators, which within the immediate vicinity include Greggs, TSB Bank and Betfred. Alum Rock Road is approximately 4 miles North East of Birmingham City Centre. Access to the national motorway network is facilitated via junction 6 of the M6 motorway which is situated within 2.5 miles of the property.

## DESCRIPTION

The property is a two-storey mid terraced building of brick construction with a pitch slate roof. On the ground floor there is a retail area of open plan configuration which benefits from a glazed shop front, carpets, plastered and painted walls, suspended ceiling incorporating fluorescent strip LED lighting and an electric metal roller shutter to the front. On the first floor there is living accommodation comprising of three rooms, a kitchen and shower room.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	848	78.8
First Floor	521	48.4
<b>TOTAL</b>	<b>1,369</b>	<b>127.2</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.

## LEASE DETAILS

The entire property is currently let on a 15 year lease with effect from August 2015 at a passing rent of £14,000 per annum exclusive. There are 5 yearly rent reviews and a tenant break option in year 10.

## TENURE/PRICE

The freehold interest is available at a quoting price of £600,000, subject to contract.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £19,750. Rates payable will be in the region of £9,717.00 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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