

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**FIRST FLOOR OFFICE PREMISES**



**338A SOHO ROAD, HANDSWORTH,  
BIRMINGHAM, B21 9QL**

**627 SQ FT (58.3 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 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 & businesses. Birmingham City Centre is located approximately 2.9 miles south east of the subject premises with the M5 motorway located approximately 1.8 miles North West. There are excellent transport links with the Winson Green Outer Circle Metro Station within close proximity and is located approximately 0.4 miles from the subject premises.

## DESCRIPTION

The property comprises an end-terraced two storey modern building of brick-built construction surmounted by a pitched slate roof. Internally the property has been divided to provide a retail unit on the ground floor and office accommodation on the upper floors which is accessed via an entrance to the side. The vacant accommodation is available on the first floor and benefits from plaster & painted walls, suspended ceilings incorporating LED light points, power points, a kitchen and WC facilities.

## ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	627	58.3
<b>TOTAL</b>	<b>627</b>	<b>58.3</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 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 £13,000 per annum exclusive, 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 £5,600. Rates payable will be in the region of £2,794.40 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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