

MASON YOUNG

PROPERTY CONSULTANTS

LEASE FOR SALE

GROUND FLOOR RETAIL PREMISES



MASSHOUSE CONVENIENCE STORE, SISEFIELD ROAD, KINGS NORTON, BIRMINGHAM, B38 9BG

1,684 SQ FT (156.4 SQ M)

- ON SITE CAR PARKING
- SELF-CONTAINED
- PREMIUM APPLICABLE
- GROUND FLOOR ONLY

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located within a predominantly residential area with the property bounded to the northeast by residential properties, with further residential properties to the south east (across Sisefield Road). To the opposite side of Primrose Hill is a small area of open green space with an 11-storey residential tower block (Barberry House) further to the south west. To the north, the site is bounded by the Worcester and Birmingham Canal, with residential properties beyond. Birmingham City Centre is approximately 7.5 miles due North of the subject premises.

DESCRIPTION

The property is a two-storey property detached property with associated on site car parking. Internally the ground floor retail accommodation benefits from tiled flooring, a suspended ceiling incorporating LED lights, an alarm and WC facilities. The premises can be accessed via an electric roller shutter to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,684	156.4
TOTAL	1,684	156.4

PLANNING

We have been informed by the landlord that planning permission has been granted for A1 use.

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/PRICE

The property is available at a rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

A premium of £50,000 is sought in respect of the existing fixtures and fittings. Further details are available upon request.

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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