

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

FIRST FLOOR RETAIL/OFFICE PREMISES



**FIRST FLOOR, 128 SOHO ROAD, HANDSWORTH,
BIRMINGHAM, B21 9LN**

2,148 SQ FT (199.5 SQ M)

- PROMINENT LOCATION
- OPEN-PLAN
- FLEXIBLE TERMS
- SELF-CONTAINED

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

**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 2.5 miles south east of the subject premises with the M5 motorway located approximately 1-mile North West.

DESCRIPTION

The premises comprise a two storey end terraced brick building surmounted by a pitched roof. The vacant accommodation is available on the first floor and benefits from its own self-contained entrance. Internally the property benefits from carpet flooring, plastered and painted walls and fluorescent strip lighting. Externally, there is an electric metal roller shutter to the door.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	2,148	199.5
TOTAL	2,148	199.5

PLANNING

We have been informed by the landlord that planning permission has been granted for E 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/RENT

The property is available on a leasehold basis at a rent of £25,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2020 rating listing as have a rateable value of £3,750.00. Business rates payable will be in the region of £1,871.25 per annum. Small business rate relief may apply.

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 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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

Kiran Sagoo

Tel: 0121 285 3535

Mob: 07840 805 512

Email: kiran@masonyoung.co.uk

