

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR CATERING SPACE



**178 GREEN LANE, SMALL HEATH,
BIRMINGHAM, B9 5DQ**

1,642 SQ FT (152.5 SQ M)

- GROUND FLOOR ONLY
- MAIN ROAD FRONTAGE
- SELF-CONTAINED
- FLEXIBLE TERMS

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 premises are situated on Green Lane in the Small Heath area of Birmingham. Coventry Road is in close proximity to the premises, which provides a variety of national and independent retailers such as St Andrews Shopping Park and restaurants/takeaways. Birmingham City Centre is located approximately 3.6 miles North West from the subject premises. Bordesley Train station is approximately 0.9 miles from the premises.

DESCRIPTION

The premises comprise of a two-storey brick-built building surmounted by a pitched tiled roof. Internally the vacant accommodation is on the ground floor and benefits from carpet flooring, tiled walls, fluorescent strip lighting, a kitchen with an extraction canopy & WC facility.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,642	152.5
TOTAL	1,642	152.5

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 electricity, mains gas & water.

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 £16,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £5,300.00. Rates payable will be in the region of £2,644.70 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

Arjamand Farooqui BSc (Hons)	Kiran Sagoo
Tel: 0121 285 3535	Tel: 0121 285 3535
Mob: 07929 410 481	Mob: 07840 805 512
Email: af@masonyoung.co.uk	Email: kiran@masonyoung.co.uk



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