

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**SELF-CONTAINED RETAIL/OFFICE**



**211 BIRCHFIELD ROAD, HANDSWORTH,  
BIRMINGHAM, B19 1LL**

**1,114 SQ FT (103.5 SQ M)**

- MAIN ROAD FRONTAGE
- VARIETY OF USES (STP)
- SELF-CONTAINED
- FLEXIBLE TERMS

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property is situated in a prominent location fronting the main A34 Birchfield Road, Birmingham City Centre is located 3 miles south of the subject premises with Birchfield Road leading directly into Birmingham City Centre. The premises are located within a popular parade of shops which vary from independent greengrocers, retail shops and a Post Office. There is regular public transport to and from the premises via the main Birchfield Road

## DESCRIPTION

The property is a mid-terraced building of brick built construction and comprises of a self-contained retail unit on the ground floor of open plan configuration. The retail unit benefits from tiled flooring, plastered and painted walls and fluorescent strip lighting. Externally the building benefits from parking to the rear and manual metal roller shutters to the front and rear.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,114	103.5
<b>TOTAL</b>	<b>1,114</b>	<b>103.5</b>

## PLANNING

We understand from the Landlord the property has consent for retail 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 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 £12,000 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 £9,500.00. Rates payable will be in the region of £4,740.50 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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