

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

GROUND FLOOR RETAIL PREMISES



**925 WALSALL ROAD, GREAT BARR,  
BIRMINGHAM, B42 1TN**

**820 SQ FT (76.2 SQ M)**

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

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located in a prominent position on Walsall Road, Great Barr within a parade of shops occupied by other local independent retailers. The property is located within the main shopping area of Great Barr. Birmingham City Centre is accessed via the A34 and is approximately 6 miles from the property. Junction 7 of the M6 is approximately 0.5 miles.

## DESCRIPTION

The property comprises a two storey mid-terrace building of brick construction under a pitched tiled roof and a glazed shop front. The vacant accommodation is on the ground floor and benefits from a mixture of carpet and wooden laminate flooring, slat walls, fluorescent strip lighting, a kitchen & external WC. Externally there is an electric metal roller shutter to the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	820	76.2
<b>TOTAL</b>	<b>820</b>	<b>76.2</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 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 £18,000 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 £11,750. Rates payable will be in the region of £5,863.25 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 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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