

# MASON YOUNG

PROPERTY CONSULTANTS ■

# LEASE FOR SALE

GROUND FLOOR CAFÉ PREMISES



**93 ELECTRIC AVENUE, ASTON,  
BIRMINGHAM, B6 7ED**

**746 SQ FT (69.3 SQ M)**

- SELF-CONTAINED
- ROAD FRONTAGE
- CAFÉ PREMISES
- PREMIUM APPLICABLE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

LOCATION

The property is situated on Electric Avenue, Aston. In close proximity to the unit are excellent transport links such as Witton Train Station and Aston Train Station. Birmingham City Centre is approximately 3 miles from the premises. Junction 6 of the M6 is approximately 1 mile from the property. This property is outside of the Birmingham Clean Air Zone.

DESCRIPTION

The property comprises of a two-storey terraced building with full height brick elevations, a pitched roof and a glazed shop front. The vacant accommodation is on the ground floor and benefits from linoleum floor covering, tiled walls, suspended ceiling incorporating LED lights, full extraction canopy, a preparation kitchen and WC facilities. There is also a storage unit which can be accessed via a service road at the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	746	69.3
Total	746	69.3

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 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.

LEASE DETAILS

The property is let on a 20 year lease with effect from 25<sup>th</sup> March 2020 at a passing rent of £4,680.00 per annum and increases to £6,500 in March 2021.

TENURE/PRICE.

A premium of £15,000 is sought in respect of the fixtures and fittings. Stock at value. Further details are available upon request.

BUSINESS RATES

The property is currently listed within the 2019 rating listing as have a rateable value of £2,700.00. Rates payable will be in the region of £1,347.30 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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