

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**GROUND FLOOR RETAIL PREMISES**



**THE WATERLOO, SHIRELAND ROAD, CAPE HILL,  
BIRMINGHAM, B66 4RQ**

**1,367 SQ FT (126.9 SQ M)**

- GROUND FLOOR PREMISES
- MAIN ROAD FRONTAGE
- INCENTIVES AVAILABLE
- VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The premises are located on Shireland Road, Smethwick. There are excellent transport links such as Smethwick Rolfe Street Train Station which is approximately 1 mile from the premises. Birmingham City Centre is located approximately 3.4 miles from the property.

## DESCRIPTION

The premises comprise of a three storey Grade II listed building with a terracotta facade of solid brick built construction dating from the 19<sup>th</sup> Century surmounted by a pitched slate roof. Internally, the vacant accommodation is located at ground floor level and comprises of the main bar area, a function room and WC facilities.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,367	126.9
<b>TOTAL</b>	<b>1,367</b>	<b>126.9</b>

## PLANNING

We have been informed by the landlord that the building has consent for restaurant use

Interested parties should contact Sandwell Borough Council on 0121 569 2200.

## SERVICES

We are advised all main services are connected to include mains 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

Interested parties are advised to make their own enquiries to Sandwell Borough Council on 0121 368 1155.

## 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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