

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/SHOWROOM



**UNIT 2, 129 SOHO HILL, HOCKLEY,
BIRMINGHAM, B19 1AT**

1,080 SQ FT (100.3 SQ M)

- GROUND FLOOR PREMISES
- SELF CONTAINED
- CAR PARKING TO FRONT
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is located fronting the main A41 Soho Hill in Birmingham which is situated approximately 2 miles north-west of Birmingham City Centre. The A41 is a main arterial route leading in to the city centre and to Junction 1 of the M5. The position benefits from being walking distance from Soho Road where there are various national and independent retailers, banks and offices.

This property is outside of the Birmingham Clean Air Zone.

DESCRIPTION

The property comprises of a two storey building of brick construction surmounted by a pitched tiled roof and a forecourt to the front. The vacant accommodation is self-contained and located on the ground floor. Each of the retail/office unit benefits from its own entrance with laminate/lino flooring, plaster & painted walls, WC facilities and an electric metal roller shutter to the front. There is parking available to the front of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Unit	1,080	100.3
TOTAL	1,080	100.3

PLANNING

We have been informed by the landlord that planning permission has been granted 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 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 £15,000 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 £4,600. Rates payable will be in the region of £2,254 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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