

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

T: 0121 285 3535 F: 0121 285 3536 W: masonyoung.co.uk

E: <u>info@masonyoung.co.uk</u>

6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

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

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 aranted for retail use.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

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.

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

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.

We understand that the property is not elected for VAT.

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

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481

Email: af@masonyoung.co.uk

Kiran Sagoo Tel: 0121 285 3535 Mob: 07840 805 512

Email: kiran@masonyoung.co.uk









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (1) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.