

**THREE STOREY OFFICE/RETAIL WITH  
SECURE REAR YARD**



**436-438 BIRCHFIELD ROAD, PERRY BARR,  
BIRMINGHAM, B20 3JG**

**2,313 SQ FT (214.9 SQ M)**

- SELF-CONTAINED
- MAIN ROAD FRONTAGE
- YARD TO THE REAR
- VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

LOCATION

The property is situated in a prominent location fronting the main A34 Birchfield Road in Perry Barr. Birmingham City Centre is located 3 miles south of the subject premises with Birchfield Road leading directly into Birmingham City Centre. The property is located within a popular parade of shops which vary from independent greengrocers, retail shops and banks.

DESCRIPTION

The property is a three-storey building of traditional brickwork with a rendered façade surmounted by a traditional slate roof. The property provides office suites over three floors and further storage space in the basement. Internally the property benefits from a glazed shop double frontage, carpets, plastered & painted walls & ceilings, gas fired central heating, kitchen & WC facilities. To the front of the property there are electric metal roller shutters doors to the doors and windows. To the rear of the property is a secure gated yard useful for storage.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,026	95.3
First Floor	759	70.6
Second Floor	362	33.6
Basement	166	15.4
TOTAL	2,313	214.9

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.

TENURE/PRICE

The freehold interest is available at a quoting price of £425,000, subject to contract.

BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £9,700 & £2,275. Rates payable will be in the region of £4,646.30 & £1,089.75 per annum for the ground floor and first & second floors respectively.

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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