

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES



**347 SOHO ROAD, HANDSWORTH,
BIRMINGHAM, B21 9SE**

751 SQ FT (69.8 SQ M)

- GROUND FLOOR ONLY
- PROMINENT LOCATION
- SELF-CONTAINED
- FLEXIBLE TERMS

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

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on the main A41 Soho Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. The local area consists of a high density of ethnic food stores & businesses. Birmingham City Centre is located approximately 2.9 miles south east of the subject premises with the M5 motorway located approximately 1.8 miles North West. There are excellent transport links with the Winson Green Outer Circle Metro Station within close proximity and is located approximately 0.4 miles from the subject premises.

DESCRIPTION

The property comprises of a two storey mid-terraced retail unit of brick-built construction surmounted by a pitched tiled roof and a glazed shop front. Internally the ground floor benefits from a mixture of both laminate & carpet flooring, plastered & painted walls, power points, a suspended ceiling incorporating CAT 2 lighting. There are also WC facilities available within the premises. The unit is accessed via a metal electric roller shutter to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	751	69.8
TOTAL	751	69.8

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 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 £8,100.00. Rates payable will be in the region of £4,041.90 per annum. Small business rate relief may apply.

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

Arjamand Farooqui BSc (Hons)	Kiran Sagoo
Tel: 0121 285 3535	Tel: 0121 285 3535
Mob: 07929 410 481	Mob: 07840 805 512
Email: af@masonyoung.co.uk	Email: kiran@masonyoung.co.uk

