

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES



**166 BIRMINGHAM ROAD, OLDBURY
WEST MIDLANDS, B69 4EH**

620 SQ FT (57.6 SQ M)

- MAIN ROAD FRONTAGE
- GROUND FLOOR ONLY
- SELF CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The premises benefit from a prominent frontage on Birmingham Road (A457). The property lies between Junction 1 & 2 of the M5. Oldbury town centre is located approximately 1.1 miles away from the subject premises. Birmingham City Centre is located approximately 5.5 miles South East. Smethwick Galton Bridge Train Station and Sandwell and Dudley Train Station are both located approximately 1 mile away from the premises.

DESCRIPTION

The property comprises of a two-storey floor brick-built building surmounted by a pitched roof. The vacant accommodation is on the ground floor and benefits from a shop glazed frontage, mixture of tiled and laminated flooring, an alarm system, CCTV, gas central heating, WC facilities and a kitchenette. Externally there are metal electric roller shutters to the front of the premises. The property has a shared courtyard located to the rear of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	620	57.6
TOTAL	620	57.6

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council on 07814 285 631.

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/RENT

The property is available on a leasehold basis at a quoting rent of £12,000 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 £4,000.00. Rates payable will be in the region of £1,996.00 per annum.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan 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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