



# THREE STOREY PREMISES



# **54 HIGH STREET, SMETHWICK, WEST MIDLANDS B66 1DS**

# 1,413 SQ FT (131.2 SQ M)

- MAIN ROAD FRONTAGE
- FREEHOLD AVAILABLE
- THREE STOREY PREMISES
- SELF CONTAINED

- 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 fronts on the main High Street in Smethwick within a parade of shops occupied by other local independent retailers. The High Street Smethwick provides a variety of retailers. The property benefits from good transport links such as Smethwick Rolfe Street station is approximately 0.5 miles away from the premises. Birmingham City Centre is approximately 3.9 miles away via the A457 (Soho Way).

# DESCRIPTION

The premises comprise a three storey mid-terraced retail unit of brick-built construction surmounted by a pitched tiled roof. Internally the retail accommodation benefits from plastered and painted walls with laminate floor, CCTV, fluorescent strip lighting and a glazed shop front. The premises can be accessed by an electric roller shutter to the front. The upper floors consist of bedrooms, lounge, kitchen and a family bathroom.

# ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	597	55.5
First Floor	519	48.2
Second Floor	296	27.5
TOTAL	1,413	131.2

## PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council on 0121 569 5055.

## 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 freehold interest is available at a quoting price of  $\pounds$ 365,000.

# **BUSINESS RATES**

The property is currently listed within the 2017 rating listing as have a rateable value of £4,950. Rates payable will be in the region of £2,470.05 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

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









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: (I) 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 accupation 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 signer 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 till 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 adult or investigation has been carried out on the property and no Environmental Report has been on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.