

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES



**179 BIRCHFIELD ROAD, HANDSWORTH
BIRMINGHAM, B19 1LL**

978 SQ FT (90.9 SQ M)

- MAIN ROAD FRONTAGE
- GROUND FLOOR ONLY
- 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 situated in a prominent location fronting the main A34 Birchfield Road. Birmingham City Centre is located 3 miles south of the subject premises with Birchfield Road leading directly into Birmingham City Centre. The premises are located within a popular parade of shops which vary from independent greengrocers, retail shops and a Post Office. There is regular public transport to and from the premises via the main Birchfield Road.

DESCRIPTION

The property is a mid-terraced building of brick built construction and comprises of a self-contained retail unit on the ground floor. The retail unit benefits from a mixture of tiled and carpet flooring, electric wall mounted heaters, perimeter trunking, glazed partitions, meeting rooms, plastered and painted walls, suspended ceiling with CAT 2 lights, separate WC facilities and a kitchenette. Externally this premises benefits from a glazed shop frontage, electric metal roller shutters to the front and parking to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	978	90.9
TOTAL	978	90.9

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 electric and water.

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 £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 £9,200.00. Rates payable will be in the region of £4,590.80 per annum.

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)

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

