

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

THREE STOREY BAR/RESTAURANT PREMISES



**20 HOLYHEAD ROAD, HANDSWORTH,
BIRMINGHAM, B21 0LT**

2,000 - 3,430 SQ FT (185.5 - 318.7 SQ M)

- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- FUNCTION ROOMS
- LARGE REAR CAR PARK

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 A41 Holyhead Road. Birmingham City Centre is located 2 miles south of the subject premises as is the A38(M) which leads direct to the M6 and wider motorway network. Located a short distance is West Bromwich Football Club as well as the tram station which leads direct into Snow Hill Station.

DESCRIPTION

The property is a three storey end-terraced building of brick built construction surmounted by a pitched tiled roof. Internally the ground floor benefits from tiled/laminated floors, suspended ceilings incorporating LED lights and fluorescent strip lighting, plaster and painted walls, gas fired central heating, a fully fitted bar & separate WC facilities. The kitchen benefits from a fitted canopy, concrete floor with lino covering, fluorescent strip lighting, tiled & stainless steel line walls & a dumb waiter. Externally the property has electric metal roller shutters to the front. To the rear of the property is a large car park area accessed via a driveway to the side of the premises as well as a BBQ area with seating facilities. There is also car parking available to the front of the property.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|--------------|--------------|
| Basement | 500 | 46.4 |
| Ground Floor | 1,500 | 139.4 |
| First Floor | 764 | 71 |
| Second Floor | 666 | 61.9 |
| TOTAL | 3,430 | 318.7 |

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected

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 ground floor is available at a rent of £30,000 per annum exclusive, subject to contract. Terms to be agreed.

Alternatively the whole property is available at a quoting rent of £50,000 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 £13,250.00. Rates payable will be in the region of £6,611.75 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

