

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR CAFÉ PREMISES



**445 BRAYS ROAD, SHELDON  
BIRMINGHAM, B26 2RR**

**712 SQ FT (66.2 SQ M)**

- A5 PLANNING CONSENT
- PROMINENT FRONTAGE
- SELF-CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated within a parade of shops fronting Brays Road close to the busy road junction with Sheldon Heath Road. Brays Road and the local area provide a variety of retail shops, restaurants, takeaways and other independent businesses. The property is approximately 4 ½ miles south East of Birmingham City centre via the A45 Coventry road which provides access to Junction 6 of the M42 circa 2 ¾ miles distant. Birmingham International Airport is approximately ½ mile to the East.

## 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 laminate and tiled flooring, a mixture of tiled and papered walls, suspended ceiling with LED lights, an extraction canopy, a prep area, kitchen and WC facilities, an alarm and an electric metal roller shutter. Externally the premises benefits from a glazed shop frontage. This property also provides parking to the front and rear.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	712	66.2
<b>TOTAL</b>	<b>712</b>	<b>66.2</b>

## PLANNING

We have been informed by the landlord that planning permission has been granted for A5 use

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

## SERVICES

We are advised that the property has electric main services.

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 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 £5,600.00. Rates payable will be in the region of £2,794.40 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

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