

# MASON YOUNG

PROPERTY CONSULTANTS

# LEASE FOR SALE

## GROUND FLOOR CAFÉ PREMISES



**1281A BRISTOL ROAD SOUTH, NORTHFIELD,  
BIRMINGHAM, B31 2SP**

**448 SQ FT (41.6 SQ M)**

- MAIN ROAD FRONTAGE
- GROUND FLOOR ONLY
- PREMIUM APPLICABLE
- CAR PARKING TO FRONT

T: **0121 285 3535**  
F: **0121 285 3536**  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property occupies a prominent position fronting Bristol Road South (A38) in the Northfield area of Birmingham. This property is located approximately 8.7 miles north west from Birmingham City Centre. The property is situated within a mixed residential and commercial locality with various shopping parades close by, benefiting from excellent transport links with regular bus services and approximately 0.9 miles from Northfield Train Station.

## DESCRIPTION

The property is a ground floor self-contained mid terraced retail unit with a glazed shop front. Internally, the retail accommodation benefits from tiled flooring, plastered and painted walls, suspended ceiling with LED lights, extraction canopy, a prep area and WC facilities. Externally the building benefits from a rear courtyard and parking to the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	448	41.6
<b>TOTAL</b>	<b>448</b>	<b>41.6</b>

## 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 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.

## LEASE DETAILS

The property is let on a 10-year lease with effect from 1<sup>st</sup> November 2019 at a passing rent of £6,000 per annum exclusive.

## TENURE/PRICE.

A premium of £27,500 is sought in respect of the fixtures and fittings. Stock at value. Further details are available upon request.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £4,150.00. Rates payable will be in the region of £2,070.85 per annum. Small business rate relief may apply.

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](mailto:af@masonyoung.co.uk)

Kiran Sagoo

Tel: 0121 285 3535

Mob: 07840 805 512

Email: [kiran@masonyoung.co.uk](mailto:kiran@masonyoung.co.uk)



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