

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**492 SHELDON HEATH ROAD, SHELDON HEATH
BIRMINGHAM, B26 2RU**

1,327 SQ FT (123.3 SQ M)

- SELF-CONTAINED
- NEW BUILD PREMISES
- CAR PARKING AVAILABLE
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is situated in a prominent location fronting Sheldon Heath Road in Birmingham. This is close to a roundabout which provides a variety of retail units, businesses and eateries. Birmingham City Centre is approximately 7 miles West and has regular public transport from New Street train station.

DESCRIPTION

The property forms part of a three-storey new build development which comprises of two ground floor retail units and fourteen self-contained apartments on the upper floors. Internally the premises comprise of concrete floors, breeze block walls and is currently in a 'shell' form.

ACCOMMODATION

AREA	SQ FT	SQ M
Retail	1,327	123.3
TOTAL	1,327	123.3

PLANNING

We have been informed by the landlord that planning permission has been granted for A1 retail use.

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

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 rent of £15,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

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 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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