

**WAREHOUSE PREMISES WITH
ON SITE CAR PARKING**



**51 THE AVENUE, RUBERY
BIRMINGHAM, B45 9AL**

4,931 SQ FT (458.2 SQ M)

- MAIN ROAD FRONTAGE
- MEZZANINE FLOOR
- SELF-CONTAINED
- AVAILABLE FROM JUNE 2021

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

This property is located on The Avenue in Birmingham. The Avenue is well located for local schools and nearby is Rubery high street offering a range of local convenience stores, banks, surgeries and more. Within the area are larger supermarket shops as well as Birmingham Great Park and the new Longbridge development, offering excellent shopping, restaurant and entertainment facilities. Rubery is well located for access to the A38, M5 and M42. There are excellent transport links such as Longbridge train station which is located approximately 2 miles away from the subject premises.

DESCRIPTION

The property comprises a single storey building of brick elevation construction surmounted by a pitched roof. Internally the premises benefits from laminate flooring, a suspended ceiling, fluorescent strip lighting, air conditioning, a kitchen and WC facilities. There is an eaves height of 3.35m. Externally this premises benefits from a metal roller shutter and car parking to the front and side of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	4,332	402.5
Mezzanine Floor	599	55.7
TOTAL	4,931	458.2

PLANNING

Interested parties should contact Bromsgrove Council Planning Department on 01527 881288.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase 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.

TENURE/RENT

The property is available at a rent of £25,000 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 £16,750.00. Rates payable will be in the region of £8,358.25 per annum.

Interested parties are advised to make their own enquiries to Bromsgrove City Council on 01527 881671.

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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