

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/OFFICE UNIT



**8 OLD WALSALL ROAD, GREAT BARR,
BIRMINGHAM, B42 1NN**

677 SQ FT (63 SQ M)

- GROUND FLOOR ONLY
- SELF CONTAINED
- CAR PARKING AVAILABLE
- MAIN ROAD FRONTAGE

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**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The premises is located on Old Walsall Road is located approximately 4.7 miles North East of Birmingham city centre and approximately 1-mile South of Great Barr. The location is well served by public transport being close to the main A34 arterial route and also to junction 6 of the M6 motorway. Hamstead railway station also provides regular links into Birmingham New Street which takes approximately 15 minutes.

DESCRIPTION

The property comprises of a ground floor brick-built building surmounted by a pitched roof and a glazed shop front. Internally the unit benefits from tiled flooring, plastered and painted walls, a suspended ceiling incorporating fluorescent strip lighting, perimeter trunking, a kitchen and separate WC facilities. Externally the premises can be accessed via a metal electric roller shutter. There is parking available to the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	677	63
TOTAL	677	63

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.

TENURE/RENT

The property is available at a rent of £15,000 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 £9,300. Rates payable will be in the region of £4,640.07 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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