

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES



**GROUND FLOOR, 55-57 BRISTOL ROAD,
EDGBASTON, BIRMINGHAM, B5 7TU**

615 SQ FT (57.1 SQ M)

- GROUND FLOOR ONLY
- MAIN ROAD FRONTAGE
- SELF-CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The premises is situated in a well-established location fronting Bristol Road. The A38 (M) Aston Expressway provides access to J6 of the M6 motorway. Birmingham City Centre is within close proximity and is located approximately 3.8 miles away from the premises. The property also has good transport links such as Five Ways train station which is located approximately 1.5 miles away from the subject premises.

DESCRIPTION

The property comprises of a three-storey brick-built building surmounted by a pitched roof. The vacant accommodation is located on the ground floor. The premises benefits from a glazed shop front, plastered & painted walls, a suspended ceiling, a kitchenette and WC facilities. There is parking available to the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	615	57.1
TOTAL	615	57.1

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 business rates are not yet confirmed as the property is awaiting a re-assessment.

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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