

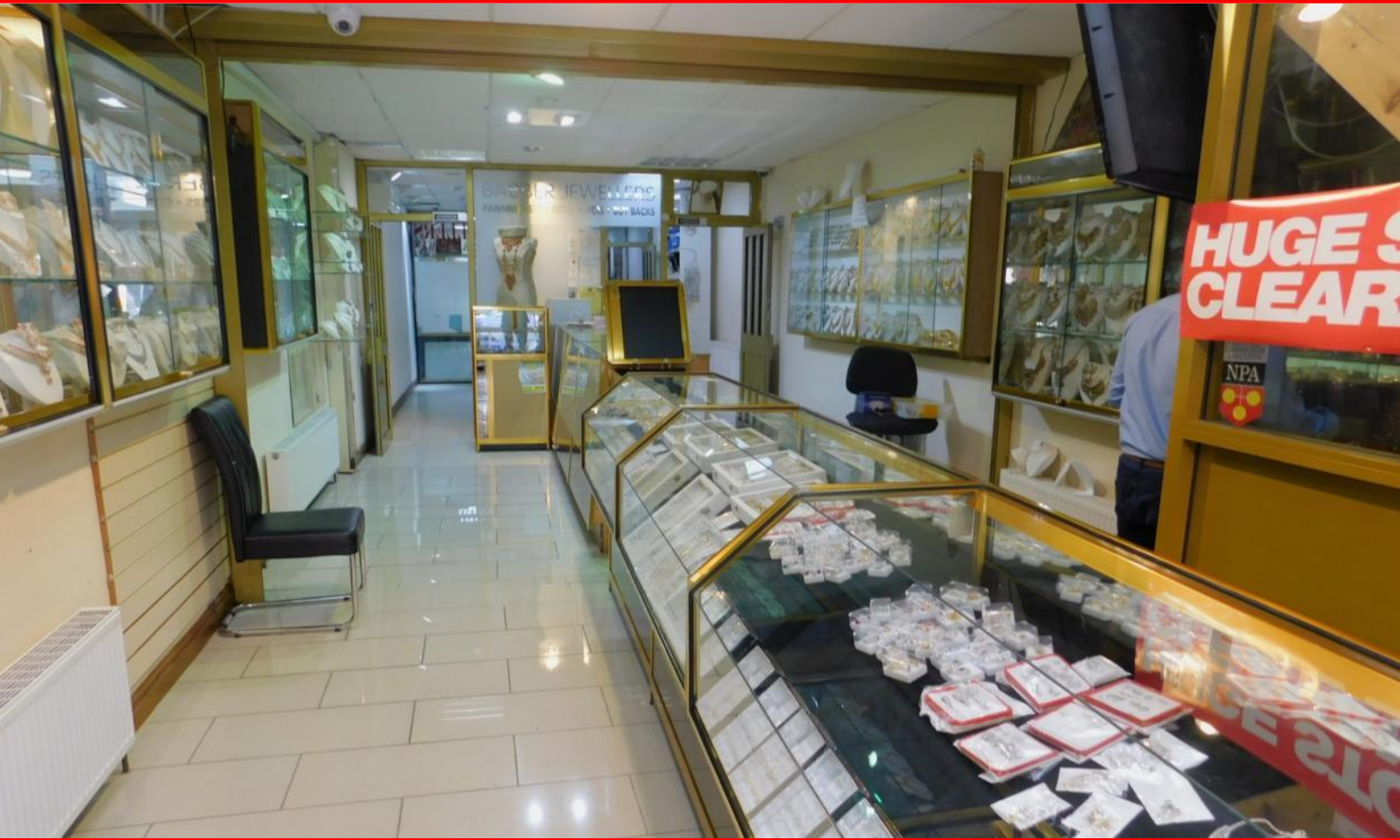
MASON YOUNG

PROPERTY CONSULTANTS

TO LET

(MAY SELL)

THREE STOREY RETAIL PREMISES



**743 STRATFORD ROAD, SPARKHILL,
BIRMINGHAM, B11 4DG**

1,703 SQ FT (158.4 SQ M)

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- FLEXIBLE TERMS
- POTENTIAL FOR A VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The premises are situated in a prominent position on Stratford Road within a parade of shops occupied by other local independent retailers. The position benefits from a strong passing footfall with a wide range of trades represented in the vicinity. Birmingham City Centre is located approximately 2.5 miles North-West.

DESCRIPTION

The property comprises of a three storey mid-terraced building of brick-built construction surmounted by a pitched tiled roof. Internally the property comprises of retail accommodation on the ground floor with further accommodation arranged over the upper floors. The retail shop benefits from a glazed shop front, tiled floors, suspended ceiling incorporating LED & CAT 2 lighting, plaster & painted walls, gas fired central heating, rear store, alarm, and kitchen & WC facilities. To the front of the property there are electric metal roller shutters. The upper floors are self-contained and is accessed via a staircase to the side.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	861	79.8
First Floor	570	53.2
Second Floor	272	25.4
TOTAL	1,703	158.4

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 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 ground floor is available quoting rent of £20,000 per annum exclusive, subject to contract. Alternatively, the whole building is available at a quoting rent of £30,000 per annum exclusive. Further details upon request.

The freehold interest is also available at a quoting price of £450 000, subject to contract.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £7,700 & £6,400 for the Ground & Upper Floors respectively. 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

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