

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

TWO STOREY OFFICE/RETAIL UNIT



**180 DUDLEY ROAD, WINSON GREEN, BIRMINGHAM
B18 7BX**

661 SQ FT (57 SQ M)

- FLEXIBLE TERMS
- PROMINENT LOCATION
- VARIETY OF USES (STP)
- IDEAL FOR STARTUPS

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The premises are prominently located within a well-established parade fronting the main A457 Dudley Road. Birmingham City Centre is approximately 1.5 miles south of the subject premises with the M5 situated less than a mile away which leads to the wider national motorway network.

DESCRIPTION

The property comprises a mid-terraced ground floor self-contained retail unit of brick built construction surmounted by a pitched tiled roof. Internally the property is mainly open plan in configuration and benefits from carpets, suspended ceiling incorporating fluorescent strip lighting, plaster & painted walls, wall mounted electric heaters, a kitchenette and WC accommodation. The property also benefits from an electric metal roller shutter to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	379.9	30.9
First Floor	281.1	26.1
TOTAL	661	57

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 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 £12,000 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 £4,400. Rates payable will be in the region of £2,195.6 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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

