

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR OFFICE/RETAIL PREMISES



**717 BRISTOL ROAD SOUTH, NORTHFIELD
BIRMINGHAM, B31 2JT**

1,759 SQ FT (163.4 SQ M)

- PROMINENT FRONTAGE
- CAR PARKING AVAILABLE
- SELF-CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property occupies a prominent position fronting Bristol Road South (A38) in the Northfield area of Birmingham. This property is located approximately 7 miles south east from Birmingham City Centre. The property is situated within a mixed residential and commercial locality with various shopping parades close by, benefiting from excellent transport links with regular bus services and approximately 0.8 miles from Northfield Train Station.

DESCRIPTION

The property is a ground floor self-contained mid-terraced retail unit with a glazed shop front. Internally, the retail accommodation benefits from carpets, plaster & painted walls, fluorescent strip & LED lighting, kitchenette & WC facilities. There are electric metal roller shutters to the front. There is also car parking available at the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,759	163.4
TOTAL	1,759	163.4

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 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 £20,000 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 £14,250.00. Rates payable will be in the region of £7,110.75 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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