

**MASON
YOUNG**
PROPERTY CONSULTANTS ■

FOR SALE

**TWO STOREY OFFICE/RETAIL PREMISES
WITH CAR PARKING**



**1174 STRATFORD ROAD, HALL GREEN,
BIRMINGHAM, B28 8AQ**

1,270 SQ FT (117.9 SQ M)

- SELF-CONTAINED
- FREEHOLD TITLE
- PROMINENT FRONTAGE
- CAR PARKING AVAILABLE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property is located in a prominent location fronting the main A34 Stratford Road in Birmingham. The property benefits from a variety of national and independent retailers, restaurants and takeaways. The A34 is a main arterial route providing access to Birmingham City Centre which is located approximately 4.6 miles South East from the property. Hall Green Rail Station is located close to the premises.

DESCRIPTION

The property comprises of a three-storey corner-terraced building of brick-built construction surmounted by a pitched tiled roof. Internally the property benefits from UPVC double glazing, carpet & tiled floor coverings, plastered and painted walls, suspended ceilings incorporating CAT II lighting, gas central heating, a kitchen and separate WC accommodation. The basement provides storage accommodation. There is car parking available to the front and the side of the property for approximately 9 vehicles.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement	212	19.7
Ground Floor	593	55.1
First Floor	464	43.1
TOTAL	1,270	117.9

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/PRICE

The freehold interest is available at a quoting price of £345,000, subject to contract.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £11,750.00. Rates payable will be in the region of £5,863.25 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 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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