

# MASON YOUNG

PROPERTY CONSULTANTS

# FOR SALE

TWO STOREY RETAIL UNIT- INCOME  
PRODUCING



**879 WASHWOOD HEATH ROAD, WASHWOOD  
HEATH, BIRMINGHAM, B8 2NR**

**930 SQ FT (86.4 SQ M)**

- ADDITIONAL ACCESS TO THE REAR
- MAIN ROAD FRONTAGE
- INVESTMENT PROPERTY
- FREEHOLD TITLE

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property is situated fronting Washwood Heath Road (B4114) in the Washwood Heath area of Birmingham. The premises are conveniently located for access throughout Birmingham via the A47 Heartlands Parkway to the west along with Bromford Lane (A4040) allowing convenient access to J6 of the M6 motorway at Spaghetti Junction. Birmingham city centre is approximately 6 miles from the premises via the A38.

## DESCRIPTION

The property comprises of a two-storey terraced building of brick-built construction surmounted by a pitched roof and a glazed shop front. Internally the unit benefits from tiled flooring, a suspended ceiling with inset lighting and a small office to the rear. The first floor of the property consists of carpet flooring, plastered and painted walls, fluorescent strip lighting and WC facilities. Externally there is an electric metal roller shutter to the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	548	50.9
First Floor	382	35.5
<b>TOTAL</b>	<b>930</b>	<b>86.4</b>

## PLANNING

We understand that planning has been granted for A1 retail use.

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/PRICE

The Freehold interest is available at a quoting price of £325,000, subject to contract.

## LEASE DETAILS

The entire property is currently let on a 10-year lease with effect from August 2020, the passing rent is currently at £18,000 per annum exclusive. There is an increase to £20,000 per annum exclusive with effect from 18<sup>th</sup> August 2021. There is also an upward only rent review at the 5<sup>th</sup> year.

## BUSINESS RATES

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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