

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES



**GROUND FLOOR, 133 SOHO HILL, HOCKLEY
BIRMINGHAM, B19 1AY**

649 SQ FT (60.3 SQ M)

- MAIN ROAD FRONTAGE
- RETAIL/OFFICE PREMISES
- SELF-CONTAINED
- FLEXIBLE TERMS

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LOCATION

The property is located fronting the main A41 Soho Hill on the in Birmingham which is situated approximately 2 miles north-west of Birmingham City Centre. The A41 is a main arterial route leading in to the city centre and to Junction 1 of the M5. The area predominantly consists of residential and commercial properties. Retail activity is mainly on Soho Road where there are various national and independent retailers, banks and offices.

DESCRIPTION

The property comprises of a two-storey brick-built building surmounted by a pitched tiled roof and a front forecourt. The vacant accommodation is available on the ground floor. Internally the premises benefits from wooden flooring, plastered and painted walls and ceilings with fluorescent strip lighting. There is one car parking space available to the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	649	60.3
TOTAL	649	60.3

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

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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