

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

MODERN SELF-CONTAINED RETAIL UNITS



**241-243 SOHO ROAD, HANDSWORTH,
BIRMINGHAM, B21 9RY**

177 – 490 SQ FT (16.4 – 45.4 SQ M)

- SELF-CONTAINED
- DDA COMPLIANT
- MODERN PREMISES
- FLEXIBLE TERMS

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

LOCATION

The property is located on the main A41 Soho Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. The local area consists of a high density of ethnic food stores and businesses. Birmingham City Centre is located approximately 2½ miles South East of the subject premises with the M5 Motorway located approximately 1 mile North West.

DESCRIPTION

The property comprises an end-terrace two storey modern building of steel portal frame in construction with external cladding surmounted by a flat roof. Internally the property has been divided to provide retail units on the ground & first floors which benefit from glazed frontage, LED lighting, WC facilities on the first floor and exterior signage. The units will be accessed via an entrance to the front.

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 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 rent is based on an inclusive basis to include electricity, water but exclusive of telecoms & business rates on an IRI basis, subject to contract.

SERVICE CHARGE

We understand that a service charge is to be levied to cover the following:

- Buildings insurance
- Lift maintenance
- Cleaning for all communal areas
- Alarms & CCTV
- Fire & alarm maintenance
- Waste management
- Electricity & water
- Kitchen facilities

BUSINESS RATES

We have been informed that each unit will be eligible for small business rates relief.

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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