

# MASON YOUNG

PROPERTY CONSULTANTS

# BUSINESS FOR SALE

GROUND FLOOR RETAIL PREMISES



**7 POPLAR ROAD, SMETHWICK,  
BIRMINGHAM, B66 4AW**

**614 SQ FT (57.1 SQ M)**

- ESTABLISHED LOCATION
- BEAUTY & AESTHETICS
- REAR CAR PARK
- GROUND FLOOR ONLY

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

## LOCATION

The property is situated in a prominent location fronting Poplar Road in Bearwood, approximately 2 miles west of Ladywood Middleway (A41), which forms part of Birmingham's Ring Road system, providing access around the City. The property occupies a prominent corner position at the intersection of Anderson Road and is a short distance from Bearwood Road, which is the main High Street in this area and has a mix of local and national retailers. Smethwick Galton Bridge train station is located approximately 3 miles away from the site which provides transport links to the city centre and across Birmingham.

## DESCRIPTION

The premises comprise of a two-storey end terrace mixed use building of brick-built construction surmounted by a pitched tiled roof. The property provides a self-contained retail unit on the ground floor and residential accommodation on the first floor. Internally the ground floor retail accommodation benefits from gas central heating, luxury vinyl plank floor covering, plastered and painted walls and ceilings with Cat 2 lighting, a kitchenette and WC facilities. Externally, the property benefits from a car park located at the rear.

## ACCOMMODATION

| AREA         | SQ FT      | SQ M        |
|--------------|------------|-------------|
| Ground Floor | 614        | 57.1        |
| <b>TOTAL</b> | <b>614</b> | <b>57.1</b> |

## PLANNING

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

## SERVICES

We are advised all main services are connected to include gas, electric and water. 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

A premium of £25,000 is sought in respect of the fixtures and fittings. Stock at value.

## LEASE TERMS

The property is available at a rent of £12,000 per annum exclusive. Further details available upon request.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £5,400. Rates payable will be in the region of £2,694.60 per annum.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

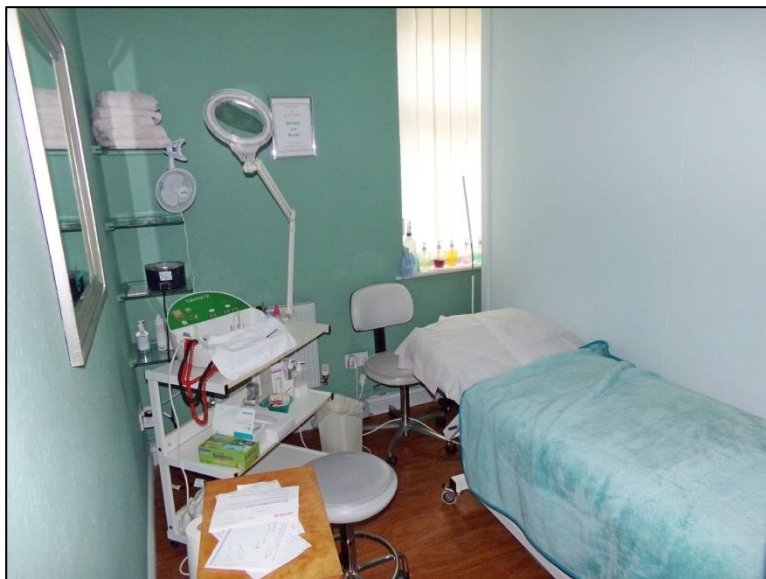
Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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