



**27 ALVECHURCH ROAD, WEST HEATH  
BIRMINGHAM, B31 3JW**

**1,438 SQ FT (134 SQ M)**

- SELF CONTAINED
- RESTAURANT PREMISES
- PROMINENT LOCATION
- MAIN ROAD FRONTAGE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The Property is located on Alvechurch Road in West Heath within a parade of retail shops. It is set back slightly from the road giving ideal pedestrian access and potential parking to the front of the building. Birmingham City Centre is located approximately 8.8 miles from the premises. Longbridge train station is situated approximately 1 mile away from the property. There are additional public transport links located within walking distance.

## DESCRIPTION

The property is a two storey brick built building surmounted by a flat roof. Internally, the first floor accommodation benefits from laminate floor covering in the restaurant area with tiled floors in the kitchen area, gas central heating, fluorescent strip lighting, suspended ceiling, inset ceiling points and W/C facilities. The restaurant is accessed via a single door to the front of the building leading to the first floor.

## ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	1,438	134
<b>TOTAL</b>	<b>1,438</b>	<b>134</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

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

The property is currently listed within the 2015 rating listing as have a rateable value of £7,500. Rates payable will be in the region of £3,742.5 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 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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