

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

THREE STOREY RETAIL PREMISES



**383 SOHO ROAD, HANDSWORTH  
BIRMINGHAM, B21 9SE**

**1,027 SQ FT (95.4 SQ M)**

- FLEXIBLE TERMS
- SELF-CONTAINED
- MODERN PREMISES
- PROMINENT LOCATION

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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 2.5 miles south east of the subject premises with the M5 motorway located approximately 1 mile north west.

## DESCRIPTION

The property comprises a mid-terraced three storey modern building of brick-built construction surmounted by a pitched tiled roof. Internally the property has been divided to provide a retail unit on the ground floor and office/storage accommodation on the upper floors. Internally the property benefits from a glazed shop front, tiled floors, under floor heating, plaster & painted walls, inset ceiling light points, power points, a kitchen and WC facilities. To the front of the property is an electric metal roller shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	548	50.9
First & Second Floor	479	44.5
<b>TOTAL</b>	<b>1,027</b>	<b>95.4</b>

## PLANNING

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

## SERVICES

We are advised all main services are connected.

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 £25,000 per annum on a FRI basis, 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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