

**GROUND FLOOR SELF-CONTAINED  
OFFICE/RETAIL UNIT**



**GROUND FLOOR, 1174 STRATFORD ROAD  
HALL GREEN, BIRMINGHAM, B28 8AQ**

**805 SQ FT (75 SQ M)**

- ON SITE CAR PARKING
- MAIN ROAD FRONTAGE
- CORNER POSITION
- VARIETY OF USES (STP)

T: 0121 285 3535  
F: 0121 285 3536  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## **LOCATION**

The property is located in a prominent location fronting the main A34 Stratford Road in Birmingham. The position benefits from a variety of national and independent retailers, restaurants and takeaways. The A34 is a main arterial route providing access to Birmingham City Centre which is located approximately 4.6 miles South East from the property. Hall Green Rail Station is located approximately 500 ft. from the premises

## **DESCRIPTION**

The property comprises of a three-storey corner-terraced building of brick-built construction surmounted by a pitched tiled roof. Internally the property benefits from UPVC double glazing, carpets & tiled floors, plastered and painted walls, suspended ceilings incorporating CAT II lighting, gas central heating, a kitchen and separate WC accommodation. There is storage accommodation in the basement. There is car parking available to the front and the side of the property for approximately 9 vehicles.

## **ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	593	55
Basement	212	20
<b>TOTAL</b>	<b>805</b>	<b>75</b>

## **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 £25,000 per annum exclusive, subject to contract. Terms to be agreed.

## **BUSINESS RATES**

The property is currently listed within the 2017 rating listing as have a rateable value of £11,750.00. Rates payable will be in the region of £5,863.25 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 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**

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)

