

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES



**440 KINGSTANDING ROAD, GREAT BARR,
BIRMINGHAM, B44 9SA**

955 SQ FT (88.7 SQ M)

- FLEXIBLE TERMS
- PROMINENT LOCATION
- PARKING TO FRONT
- SUITABLE FOR A VARIETY OF USES (STP)

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property fronts Kingstanding Road in a mixed retail and residential area close to the traffic light junction with Dyas Road and Hawthorn Road. Birmingham city centre is located approximately 5 miles to the south, via the A34. The property also provides easy access to the Midlands Motorway Network via Junction 7 of the M6, which is within approximately 3 miles.

DESCRIPTION

The premises comprise a two storey mid-terraced retail unit of brick-built construction surmounted by a pitched tiled roof. Internally the property consists of a retail unit on the ground floor with a self-contained one bedroomed flat at first-floor level. The vacant accommodation is on the ground floor and benefits from a lino floor, suspended ceiling incorporating LED lighting, power points, a metal electric roller shutter to the front, a kitchen and WC facilities. Towards the rear of the property is a detached garage accessed via a service road and parking to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Retail	667	62
Garage	288	27
TOTAL	955	88.7

PLANNING

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

SERVICES

We are advised that all main services are connected to include 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 on leasehold basis at a rent of £15,000 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 £8,600.00. Rates payable will be in the region of £4,291.40 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



**MASON
YOUNG**
PROPERTY CONSULTANTS
0121 285 3535
www.masonyoung.co.uk