

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**FIRST & SECOND FLOOR  
OFFICE SPACE**



**570-572 BEARWOOD ROAD, SMETHWICK  
WEST MIDLANDS, B66 4BS**

**2,319 SQ FT (215.5 SQ M)**

- FLEXIBLE TERMS
- ESTABLISHED LOCATION
- MAIN ROAD FRONTAGE
- SUITABLE FOR A VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is prominently located on Bearwood Road (A4030), an established retailing thoroughfare, to the west of Birmingham City Centre. The premises are at the junction of Anderson Road and benefit from a return frontage.

## DESCRIPTION

The premises comprise of a two-storey end terrace retail premises of brick-built construction surmounted by a pitched tiled roof. The property provides a retail unit benefitting from a glazed shop front with additional office/storage space on the first and second floor. Internally the premises benefit from wooden flooring, fluorescent light, plastered and painted walls, a kitchen and W/C facilities. There is an electric metal roller shutter to the front of the premises.

Please note that part of the ground floor is already let.

## ACCOMMODATION

AREA	SQ FT	SQ M
First Floor Offices	1,919	178.3
Second Floor Offices	400	37.2
<b>TOTAL</b>	<b>2,319</b>	<b>215.5</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 mains 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 offices are available on a leasehold basis at a quoting rent of £15,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

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/ 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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