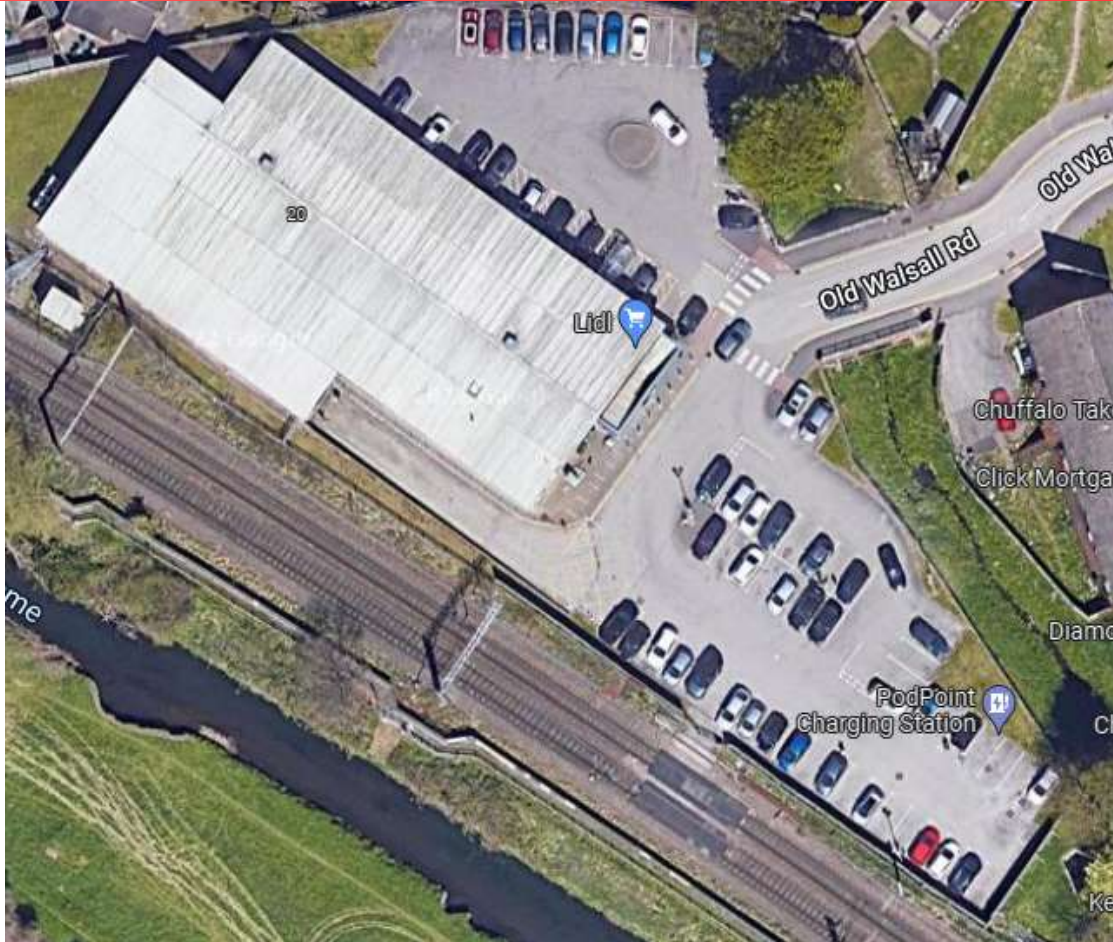


MASON YOUNG

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



**20 OLD WALSALL ROAD, HAMSTEAD,
BIRMINGHAM, B42 1NN**

13,627 SQ FT (1,266 SQ M)

- FORMER SUPERMARKET
- APPROX 83 CAR PARKING SPACES
- PROMINENT LOCATION
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The premises are located in a busy and popular area of Hamstead approximately 4 miles North East of Birmingham city centre and approximately 1 mile South of Great Barr. The location is well served by public transport being close to the main A34 arterial route and also to junction 6 of the M6 motorway. Hamstead railway station also provides regular links into Birmingham New Street.

DESCRIPTION

The property comprises a purpose-built former food store with dedicated car parking and servicing. The property currently provides for an open former retail sales area with integral toilets, office and kitchen area. The property remains part fitted for retail purposes, including air conditioning, suspended ceilings, tiled floor and overhead heating/comfort cooling. The property provides a single dock level access door and an internal wash area to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	13,627	1,266
TOTAL	13,627	1,266

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 (three phase) 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 £180,000 per annum exclusive, 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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