

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

TWO STOREY RETAIL PREMISES
WITH FIRST FLOOR FLAT



**4 MARSH LANE, ERDINGTON
BIRMINGHAM, B23 6NX
931 SQ FT (86.5 SQ M)**

- TWO STOREY BUILDING
- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- FLEXIBLE TERMS

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 is prominently situated on Marsh Lane, close to its junction with Summer Road within the Erdington district of Birmingham. The immediate surrounding area provides a popular local retail location with all amenities nearby together with good transport links including Erdington railway station which is within short walking distance. Erdington is situated to the north of Birmingham City Centre. Sutton Coldfield Town Centre is approximately 4 miles away and the property is excellently placed for access to the Midland motorway network.

DESCRIPTION

The property is arranged over ground and first floor to provide mid-terrace retail premises, formerly used as a takeaway. The premises are of brick construction with a pitched tiled roof over. Internally, the ground floor retail accommodation has a solid floor with ceramic tile covering, suspended ceiling with strip fluorescent lights, extraction canopy, chiller, stainless steel sink and cooker. The property has a glazed shop front with electric metal roller shutter. The first floor provides a lounge, bedroom and bathroom all of which have plastered and painted walls and ceilings with carpet covering.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	619	57.5
First Floor	312	29
TOTAL	931	86.5

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 £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 £2,300. Rates payable will be in the region of £1,1147.7 per annum. Small business rates relief may apply.

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

