

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

TWO GROUND FLOOR
RETAIL/OFFICE PREMISES



**980 STRATFORD ROAD, HALL GREEN
BIRMINGHAM, B28 8BJ**
378 - 976 SQ FT (35.1 - 90.7 SQ M)

- TWO GROUND FLOOR SHOPS
- PARKING TO FRONT
- PROMINENT LOCATION
- AVAILABLE INDIVIDUALLY OR COMBINED

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

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The premises are situated in a prominent position on the A34 Stratford Road close to its junction with Shaftmoor Lane, occupied by other local independent retailers. Stratford Road is the main arterial route connecting Birmingham City Centre with Solihull Town Centre. The property benefits from a passing footfall with a wide range of trades represented in the vicinity. Birmingham City Centre is located approximately 2 ½ miles North-West.

DESCRIPTION

The property comprises of a two-storey brick-built building surmounted by a pitched roof. At ground floor, there are two self-contained retail units which are linked internally. Each shop benefits from a glazed shop front, carpet covered flooring, plastered & painted walls and ceilings, a mixture of both LED fluorescent strip and inset lighting, electric wall mounted heaters, a kitchen and WC facilities. The units are accessed via electric metal roller shutters. There is car parking available to the front of the property.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT PER ANNUM EXC
Ground Floor Shop 1	378	35.1	£10,000
Ground Floor Shop 2	598	55.6	£12,000
TOTAL	976	90.7	£22,000

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 ground floor property is available as a whole at a rent of £22,000 per annum exclusive. Alternatively, each shop is available to rent separately at a rent of £10,000 & £12,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

Unit 1 is currently listed within the 2018 rating listing as having a rateable value of £4,950. Rates payable will be in the region of £2,470.05 per annum. Unit 2 has a rateable value of £6,600. Rates payable will be in the region of £3,293.40 per annum. Small business rate 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

