

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR RETAIL PREMISES



**16 OXHILL ROAD, HANDSWORTH  
BIRMINGHAM, B21 9RS  
264 SQ FT (24.5 SQ M)**

- PROMINENT LOCATION
- GROUND FLOOR ONLY
- ROAD FRONTAGE
- FLEXIBLE TERMS

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E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property is prominently situated on Oxhill Road (A4040), close to its junction with Slack Lane within Handsworth. The immediate surrounding area provides a mix of commercial and residential properties with a number of retail and office users with Tesco Express in close proximity. Birmingham City Centre is located approximately 3 ½ miles from the subject premises.

## DESCRIPTION

The property is an end terrace, two storey brick built building with pitched roof over. The subject premises comprises of a ground floor retail unit. Internally, the ground floor retail accommodation has a laminate covered floor, plastered and painted walls, suspended ceiling with CAT 2 lights, wall mounted electric heaters and W/C facilities. Externally, the premises benefit from a glazed shop front and electric metal roller shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	264	24.5
<b>TOTAL</b>	<b>264</b>	<b>24.5</b>

## 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 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 £12,000 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 £3,200. Rates payable will be in the region of £1,596.8 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

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