

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**GROUND FLOOR, 751 STRATFORD ROAD,
SPRINGFIELD, BIRMINGHAM, B11 4DG**
857 SQ FT (79.6 SQ M)

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

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The subject premises are situated in a prominent position on Stratford Road within a parade of shops occupied by other local independent retailers. The position benefits from a strong passing footfall with a wide range of trades represented in the vicinity. Birmingham City Centre is located approximately 2.5 miles North-West.

DESCRIPTION

The property comprises of a two-storey end-terraced building of brick-built construction surmounted by a pitched tiled roof. Internally the subject property comprises of retail accommodation on the ground floor and benefits from a glazed shop front, tiled floors, suspended ceiling, fluorescent strip lighting and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	857	79.6
TOTAL	857	79.6

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/PRICE

The property is available on a leasehold basis at a quoting rent of £25,000 per annum exclusive, subject to contract.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £10,000. Rates payable will be in the region of £4,990 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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