

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR OFFICE/ RETAIL  
PREMISES WITH PARKING**



**393 REDDITCH ROAD, KINGS NORTON  
BIRMINGHAM, B38 8ND  
643 SQ FT (60 SQ M)**

- GROUND FLOOR
- VARIETY OF USES (STP)
- PROMINENT LOCATION
- MAIN ROAD FRONTAGE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The premises are located within the suburb of Kings Norton close to the main A441 arterial route close to the junction with Alborn Crescent. The property is located in a predominantly residential area; however, there are some local retailers in close proximity. The property is located approximately 7 miles from Birmingham city centre and Longbridge train station is situated approximately 1.7 miles from the subject premises providing regular links across the city.

## DESCRIPTION

The property is an end terrace two storey brick-built building with a pitched tiled roof over. The subject premises comprise of a ground floor retail/office unit. Internally, the property has a solid floor with tiled covering, plastered and painted walls, inset spot lights, perimeter power points and gas central heating. Externally, the premises benefit from a metal electric shutter, double glazed frontage and parking to the front and a garden to the rear of the premises.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	643	60
<b>Total</b>	<b>643</b>	<b>60</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 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 on leasehold basis at a rent of £13,500 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 £8,000. Rates payable will be in the region of £3,992 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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