

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

GROUND FLOOR  
RETAIL/OFFICE PREMISES



**451 BRAYS ROAD, SHELDON  
BIRMINGHAM, B26 2RR  
574 SQ FT (53 SQ M)**

- HIGH STREET LOCATION
- PROMINENT FRONTAGE
- SELF CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated within a parade of shops fronting Brays Road close to the busy road junction with Sheldon Heath Road. Brays Road and the local area provide a variety of retail shops, restaurants, takeaways and other independent businesses. The property is approximately 4 ½ miles south East of Birmingham City centre via the A45 Coventry Road which provides access to Junction 6 of the M42 circa 2 ¾ miles distant. Birmingham International Airport is approximately ½ mile to the East.

## DESCRIPTION

The property is a mid-terraced building of brick-built construction and comprises of a self-contained retail unit on the ground floor. The retail unit benefits from laminate flooring, slat walls, suspended ceiling with CAT 2 lights, an office, kitchen and WC facilities. Externally the premises benefits from a glazed shop frontage and an electric metal roller shutter to the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	574	53
<b>TOTAL</b>	<b>574</b>	<b>53</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised that the property has main services electric & water.

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 £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

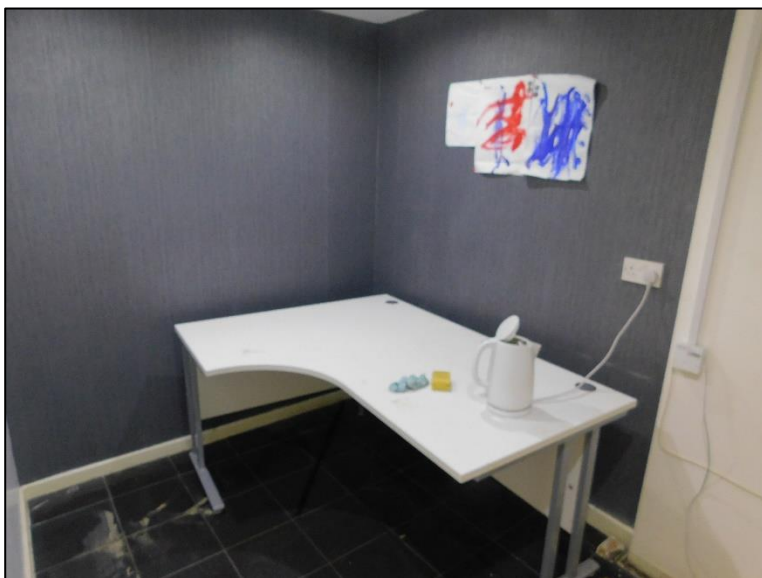
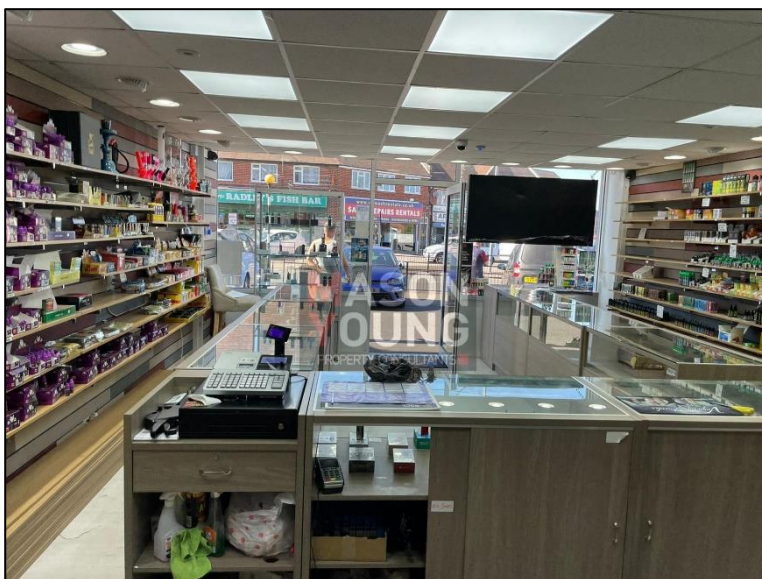
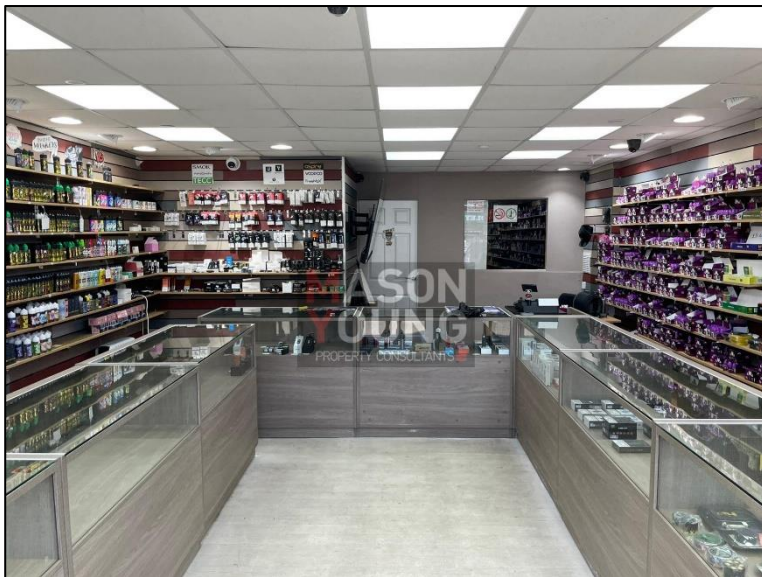
Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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