

TO LET

GROUND FLOOR RETAIL/ OFFICE PREMISES



1710-1712 BRISTOL ROAD SOUTH, REDNAL, BIRMINGHAM, B45 9QD

1,114 SQ FT (103.5 SQ M)

- FLEXIBLE TERMS
- ON SITE CAR PARKING
- MAIN ROAD FRONTAGE
- VARIETY OF USES (STP)

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6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The property is located in the Rednal district of Birmingham and fronts onto the A38 Bristol Road South, which lies close to its junction with Foxland Avenue. There are a number of local retailers located in smaller retail parades, which provide the local area with amenities. The surrounding area is predominantly residential. The subject property is near Longbridge Train Station and approximately 2 miles east of Junction 4 of the M5.

The property comprises of two storey end terraced double fronted building of brick-built construction, with a pitched tiled roof over. The vacant accommodation is located on the ground floor and benefits from a doubleglazed shop front with carpet covering, plastered and painted walls, suspended ceiling with LED lights, gas central heating, WC and kitchen. Externally, the property benefits from electric metal shutters and external parking to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,114	103.5
Total	1,114	103.5

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 at a rent of £20,000 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 £10,750. Rates payable will be in the region of £5,364.25 per annum.

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.

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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erty Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all description dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.