

LEASE FOR SALE GROUND FLOOR & BASEMENT RESTAURANT - PREMIUM APPLICABLE



GROUND FLOOR, 76 PERSHORE ROAD, EDGBASTON, BIRMINGHAM, B5 7BS

2,378 SQ FT (221 SQ M)

- PROMINENT LOCATION
- PREMIUM APPLICABLE
- MAIN ROAD FRONTAGE
- ON SITE CAR PARKING

- T: 0121 285 3535
- F: 0121 285 3536
- W: <u>masonyoung.co.uk</u>
- E: <u>info@masonyoung.co.uk</u>

6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The property is located on the main (A441) Pershore Road South, close to the junction with Balsall Heath Road. The A441 is the main arterial route leading from Birmingham City Centre to the north approximately 4 miles distant. The A38 (M) Aston Expressway provides access to J6 of the M6 motorway. The property has good transport links such as Five Ways train station which is located approximately 2 miles away from the subject premises.

DESCRIPTION

The property comprises of a three-storey commercial building. The subject premises is a ground floor restaurant with basement. Internally, the premises benefit from a kitchen with extraction canopy, gas, electric, water, solid floor with marble tile covering, light points and WC facilities. Externally, the premises benefit from a secure car parking area to the rear with some parking at the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,232	114
Basement	1,146	107
TOTAL	2,378	221

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 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.

LEASE DETAILS

The property is let on a 10-year lease at a passing rent of $\pounds 20,000$ per annum exclusive. There is a rent review at the fifth anniversary.

TENURE/PRICE.

A premium in excess of $\pounds100,000$ is sought in respect of the fixtures and fittings. Further details are available upon request.

BUSINESS RATES

The property is currently listed within the 2019 rating list as having a rateable value of $\pounds10,750$. Rates payable will be in the region of $\pounds5,364.25$ 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.

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

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: <u>af@masonyoung.co.uk</u>









Property 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 descriptions, 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 or any gais, electrical or other wise 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) referect 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. (VIII) 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 threeof. (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.