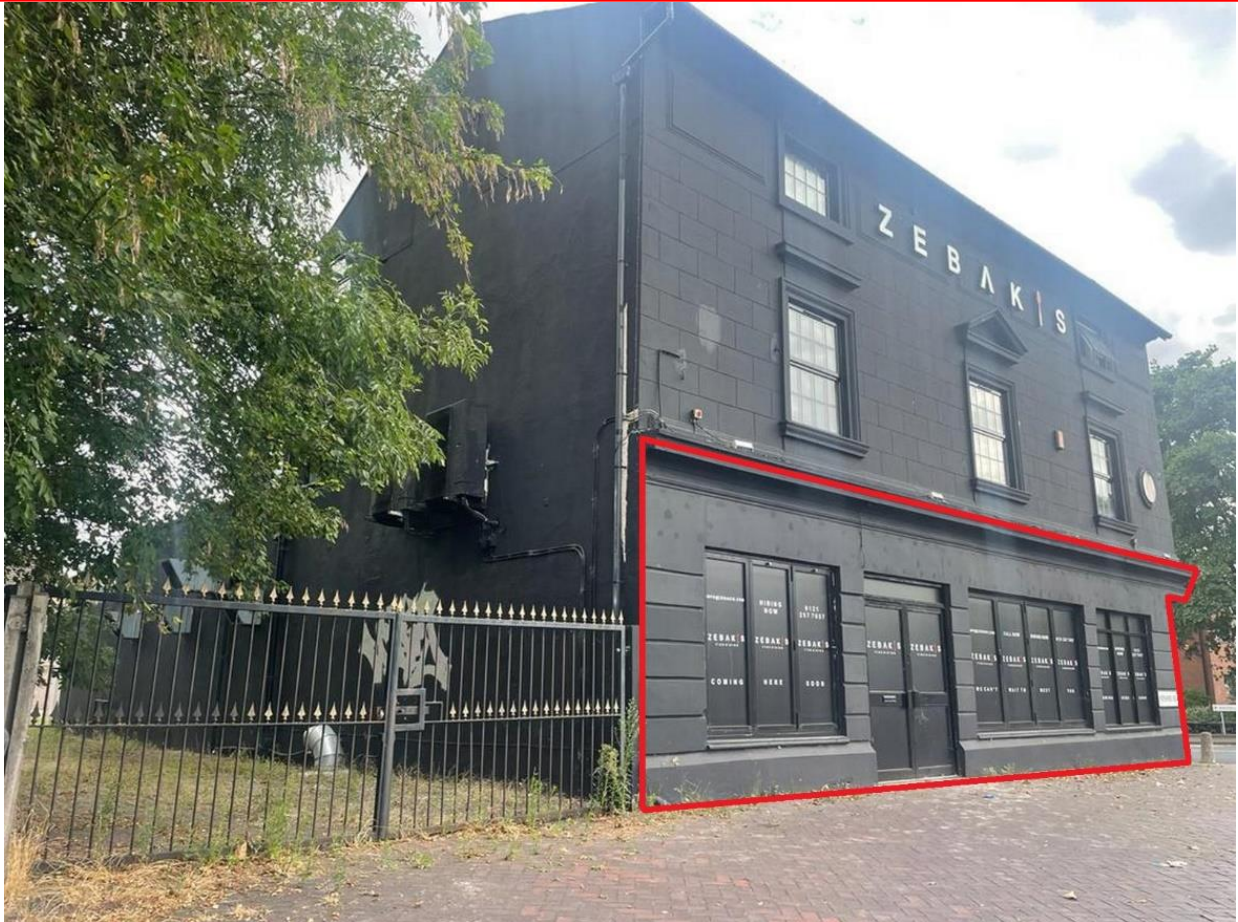


# MASON YOUNG

PROPERTY CONSULTANTS

# 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

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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
<b>TOTAL</b>	<b>2,378</b>	<b>221</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 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 £20,000 per annum exclusive. There is a rent review at the fifth anniversary.

## TENURE/PRICE.

A premium in excess of £100,000 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 £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.

## 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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