

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR
CAFE PREMISES**



**8A BORDESLEY STREET, DIGBETH,
BIRMINGHAM, B5 5PG**

688 SQ FT (64 SQ M)

- GROUND FLOOR ONLY
- INSIDE CLEAN AIR ZONE
- PROMINENT LOCATION
- FLEXIBLE TERMS

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The premises is situated on Bordesley Street in Digbeth and is surrounded by many other commercial properties, it is in close proximity to the Bull Ring in Birmingham City Centre. The property has great transport links such as Birmingham Moor Street Station which is a short walk from the premises.

Inside Clean Air Zone

DESCRIPTION

The premises comprise a three-storey mid terraced building of brick-built construction surmounted by a pitched tiled roof with the vacant accommodation being on the ground floor. Internally the property benefits from tiled floors, plastered and painted walls, fluorescent strip lights, gas central heating, a kitchen & WC facility. Externally, the property benefits from a shop front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	688	64
Total	688	64

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 £15,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating list as having a rateable value of £6,500. Rates payable will be in the region of £3,243.50 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: af@masonyoung.co.uk



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