

TWO STOREY RETAIL PREMISES



**174 LOZELLS ROAD, LOZELLS,
BIRMINGHAM, B19 2SX**
1,970 SQ FT (183 SQ M)

- TWO STOREY RETAIL UNIT
- VARIETY OF USES (STP)
- PROMINENT LOCATION
- FREEHOLD/LEASEHOLD OPTION

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property is located in a prime position on the main Lozells Road (B4144) close to the junction of Finch Road, in the suburb of Lozells, Birmingham. Birmingham City Centre is approximately 3 miles distant from the subject property and accessible via the A34 dual carriageway. Finch Road Primary NHS Care Centre is located opposite the subject property. The property is surrounded by other independent retailers, food operators and residential housing.

DESCRIPTION

The premises comprise a mid-terrace two storey property, with front & rear access. The rear of the property has recently been developed to provide additional consultation rooms. The property is currently arranged as an Opticians practice. The ground floor has 4 consulting rooms that all benefit from air conditioning & central heating, separate staff and customer WC facilities. The ground floor retail area has a solid floor with vinyl covering, plastered and painted walls, suspended ceiling with inset LED lights, air conditioning cassettes, wall mounted electric heater, gas central heating & CCTV. Externally, the property benefits from full height glazed windows, double doors, electric metal shutter and a disabled access ramp at the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,439	134
First Floor	531	49
Total	1,970	183

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 £35,000 per annum exclusive, subject to contract. Terms to be agreed.

The property is also available on a freehold basis at a quoting price of £450,000 per annum exclusive.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £10,750. Rates payable will be in the region of £5,364.25 per annum respectively.

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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