



**409 CLAY LANE, YARDLEY,
BIRMINGHAM, B26 1ET
1,198 SQ FT (111 SQ M)**

- NEWLY CONSTRUCTED UNITS
- PROMINENT LOCATION
- GROUND FLOOR ONLY
- FLEXIBLE TERMS

LOCATION

The property is situated on Clay Lane close to its junction with both Bosworth Road and Lincoln Road North. The property is located in a predominantly residential area. Birmingham International Airport is approximately 5 miles from the subject premises and Birmingham City Centre approximately 8 miles north. Acocks Green Railway Station is approximately 1 mile west from the premises, providing regular links into Birmingham City Centre.

DESCRIPTION

The premises comprise of three commercial units of single storey construction with brick and breeze block walls with a flat roof over. Internally, the units benefit from solid floor with ceramic tile covering, plastered and painted walls, suspended ceiling with LED lighting, electric points, kitchenette and WC facilities. Externally, the premises benefit from glazed shop front, electric metal shutters and parking to the side.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (PA)
Unit 1	641	60	£13,000
Unit 2	294	27	£9,000
Unit 3	263	24	£8,000
TOTAL	1,198	111	£30,000

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 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/PRICE

The property is available to rent as a whole or on an individual basis.

Please see accommodation table above for the rents.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £12,500. Rates payable will be in the region of £6,237.50 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

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