

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR OFFICE/RETAIL PREMISES



GROUND FLOOR, 342A SUMMER LANE, NEWTOWN, BIRMINGHAM, B19 3QL 1,688 SQ FT (157 SQ M)

- GROUND FLOOR ONLY
- PROMINENT LOCATION
- WITHIN CLEAN AIR ZONE
- SUITABLE FOR A VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Summer Lane close to the inter-section with Constitution Hill (B4100). The location provides convenient access to the inner ring road as well as a direct route to Dartmouth Circus and the A38(M), which connects with the national motorway network at J6 M6 (Spaghetti Junction). Birmingham City Centre is located approximately 1 mile south from the subject premises. The immediate area is well served by public transport with Snow Hill metro and train station nearby and regular bus services.

DESCRIPTION

The property is a two-storey stand-alone building of brick-built construction with pitched roof over. The subject accommodation is located on the ground floor. Internally, the property benefits from solid floor with carpet covering, plastered and painted walls, suspended ceiling with inset lights in part and fluorescent strip lights, glass partitioning, gas central heating perimeter radiators and separate WC facilities. Externally, the property benefits from a glazed shop front and electric metal roller shutters to the front door and main window.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,688	157
Total	1,688	157

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 £13,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £7,300. Rates payable will be in the region of £3,642.70 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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