





# 272A SOHO ROAD, HANDSWORTH BIRMINGHAM, B21 9LX

## 1,734 - 3,558 SQ FT (330.5 SQ M)

- CAN BE SPLIT
- FLEXIBLE TERMS
- PROMINENT LOCATION
- MAIN ROAD FRONTAGE

- T: 0121 285 3535
- F: 0121 285 3536
- W: <u>masonyoung.co.uk</u>
- E: <u>info@masonyoung.co.uk</u>

6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

## LOCATION

The property is located on the main A41 Soho Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. The local area consists of a high density of ethnic food stores & businesses. Birmingham City Centre is located approximately 2.9 miles south east of the subject premises with the M5 motorway located approximately 1.8 miles North West. There are excellent transport links with the Winson Green Outer Circle Metro Station within close proximity and is located approximately 0.4 miles from the subject premises.

## DESCRIPTION

The premises comprise of a two-storey brick-built building surmounted by a pitched roof and a glazed shop front. Internally this premises benefits from concrete flooring, suspended ceiling incorporating LED lights. This property also provides kitchen + WC facilities.

## ACCOMMODATION

| AREA         | SQ FT | SQ M  |
|--------------|-------|-------|
| Ground Floor | 1,734 | 161.1 |
| First Floor  | 1,824 | 169.4 |
| TOTAL        | 3,558 | 330.5 |

#### 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/RENT**

The ground floor is available at a rent of  $\pounds$ 35,000 per annum exclusive, subject to contract. Terms to be agreed.

The first floor is available at a rent of  $\pounds 20,000$ , per annum exclusive, subject to contract. Terms to be agreed.

Alternatively, the whole property is available at a quoting rent of  $\pounds$ 50,000, per annum exclusive, subject to contact. Terms to be agreed.

#### **BUSINESS RATES**

The property is currently listed within the 2017 rating listing as have a rateable value of £18,750. Rates payable will be in the region of £9,356.25 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

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: <u>af@masonyoung.co.uk</u>









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact any das, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any value added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental adult or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers features through enquiries of their Surveyor/ Solicitor. (X) Mason Young Property Consultants is the trading name of Mason Young Ltd.