

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SELF-CONTAINED
GROUND FLOOR RETAIL UNIT



GROUND FLOOR, 254 LOZELLS ROAD,
LOZELLS, BIRMINGHAM, B19 1NR

680 SQ FT (63.2 SQ M)

- VARIETY OF USES (STP)
- PROMINENT LOCATION
- SELF-CONTAINED RETAIL UNIT
- ON SITE CAR PARK TO THE REAR

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 property is located on Lozells Road close to the junction with Villa Road & Heathfield Road, just a few minutes away from the B4124 Hamstead Road. The B4124 being a main arterial route from Handsworth Wood to Hockley which further leads into Birmingham City Centre. Birmingham City Centre is approximately 2 miles from the subject property.

DESCRIPTION

The property comprises of a mid-terraced two storey building of brick-built construction surmounted by a pitched slate roof. The available retail unit benefits from a glazed shop front, carpets, plaster & painted walls and ceiling, LED fluorescent strip lights and WC facilities. Externally there is an electric metal roller shutter to the front. To the rear of the property is an on-site car park which is suitable for customer/staff parking.

ACCOMMODATION

AREA	SQ FT	SQ M
Retail Unit	680	63.2
TOTAL	680	63.2

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 property is available on a leasehold basis at quoting rent of £12,000 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 £12,250. Rates payable will be in the region of £6,112.75 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

