

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR
RETAIL/OFFICE PREMISES**



**GROUND FLOOR, UNIT 1, 129 SOHO HILL,
HOCKLEY, BIRMINGHAM, B19 1AT**

637 SQ FT (59.2 SQ M)

- FLEXIBLE TERMS
- PROMINENT LOCATION
- CAR PARKING TO FRONT
- GROUND FLOOR PREMISES

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located fronting the main A41 Soho Hill in Birmingham which is situated approximately 2 miles north-west of Birmingham City Centre. The A41 is a main arterial route leading in to the city centre and to Junction 1 of the M5. The position benefits from being walking distance from Soho Road where there are various national and independent retailers, banks and offices.

This property is outside of the Birmingham Clean Air Zone.

DESCRIPTION

The premises comprise a single storey ground floor lock up shop within a mixed-use terrace. The building is of brick-built construction surmounted by a pitched tiled roof. Internally the property benefits from a solid floor with laminate covering, plastered and painted walls, fluorescent strip lights, kitchen & WC facilities and electric and water. Externally, the property benefits from a glazed shop front, electric metal roller shutters and car parking to the front of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	637	59.2
Total	637	59.2

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 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 £2,150. Rates payable will be in the region of £1,072.85 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.

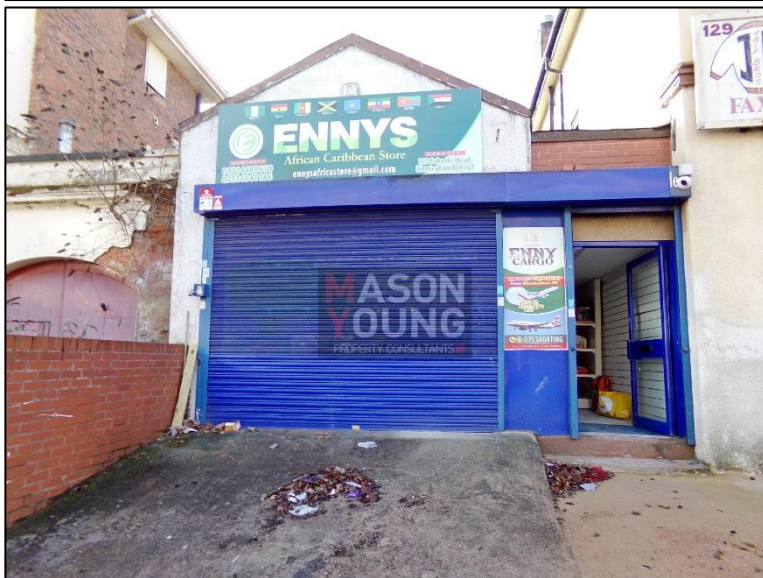
CONTACT DETAILS

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