

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES



**112 BRADFORD STREET, DIGBETH,
BIRMINGHAM, B12 0NS**
3,252 SQ FT (302 SQ M)

- PROMINENT LOCATION
- SELF CONTAINED
- CHARACTER BUILDING
- SHORT TERM LET ONLY

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is situated in a prominent position on the ground floor of the Kinvara Heights development on Bradford Street in Digbeth, Birmingham. Birmingham City Centre is approximately 1 mile away from the property with the National Express coach station, Moor St and New St in close proximity. Bordesley station is located within walking distance from the property that links to the wider train network. Bordesley Circus is located 0.5 miles away and leads to and from Birmingham City Centre.

DESCRIPTION

The premises comprise a ground floor retail unit of brick-built construction. Internally the property consists of a retail unit on the ground floor which benefits from a glazed shop frontage, tiled & laminate flooring, suspended ceilings with fluorescent strip lighting, inset ceiling lighting, alarm system and PIR sensors. Towards the rear of the property is a small terrace and parking for one vehicle.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,252	302
TOTAL	3,252	302

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 £32,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

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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