

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

**SELF-CONTAINED GROUND & FIRST FLOOR
WAREHOUSE WITH ON-SITE CAR PARKING**



**REAR OF 254-258 LOZELLS ROAD, LOZELLS,
BIRMINGHAM, B19 1NR**

4,410 SQ FT (409.7 SQ M)

- VARIETY OF USES (STP)
- PROMINENT LOCATION
- ON SITE CAR PARK TO THE REAR
- GROUND & FIRST FLOOR WAREHOUSE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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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 LED lights and drainage points. Externally there is an electric metal roller shutter to the front. In addition to the retail unit, there is further accommodation on the ground & first floors, which is accessed via the rear. Internally the property benefits from a glazed shop front at the rear with a metal sliding door, concrete floors, gas-fired central heating, three phase electricity, fluorescent strip lighting, a goods lift and an alarm. 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	RENTS (PAX)
Ground Floor	2,042	189.7	£20,000
First Floor	2,368	220.0	
TOTAL	4,410	409.7	

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 three phase 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 a quoting rent of £20,000 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.

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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