

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

GROUND FLOOR  
RETAIL/SHOWROOM



GROUND FLOOR, 101 SOHO HILL, HOCKLEY,  
BIRMINGHAM, B19 1AY  
**510 SQ FT (47.3 SQ M)**

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- CAR PARKING TO FRONT
- OUTSIDE CLEAN AIR ZONE

T: 0121 285 3535  
F: 0121 285 3536  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property occupies a prominent position fronting the A41, at the start of the well-known Soho Road. This is a main arterial route leading into Birmingham City Centre and is less than a mile drive to Junction 1 of the M5 motorway. There are transport links all located within walking distance.

This property is located outside of the Birmingham Clean Air Zone.

## DESCRIPTION

The property is a two-storey brick-built building with pitched roof over and has a shared entrance. Internally the subject premises are at ground floor and benefit from a solid floor with laminate covering, plastered and painted walls, LED strip lights and wall mounted heaters and WC facilities. Externally, the property benefits from an electric metal roller shutter and 1 car parking space to the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Front	510	47.3
<b>TOTAL</b>	<b>510</b>	<b>47.3</b>

## 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 a quoting rent of £15,000 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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)

