

GROUND FLOOR RETAIL WITH FLAT ABOVE



**244 WHEELWRIGHT ROAD, ERDINGTON,
BIRMINGHAM, B24 8EH**
1,432 SQ FT (133 SQ M)

- ON SITE PARKING
- VARIETY OF USES (STP)
- RECENTLY REFURBISHED
- PROMINENT LOCATION

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Wheelwright Road just off the main A38 Tyburn Road. The property is well located for local schools and there are also a range of retail stores, bank and surgeries within the vicinity. Star City is approximately 2 miles from the premises which offers a variety of shopping, restaurant and entertainment facilities. Gravelly Hill train station is located approximately 1 mile away from the subject premises. The A38 is one of the main arterial roads leading in and out of the City Centre. Birmingham City Centre is approximately 4 miles south-west and Junction 6 of the M6 motorway is located 1.5 miles west of the subject premises.

DESCRIPTION

The property comprises of a mixed use two storey mid-terraced building of brick-built construction surmounted by a pitched tiled roof. Internally, the property consists of a retail unit on the ground floor, which benefits from a glazed shop front, solid floor with linoleum covering, stainless steel backed walls, suspended ceiling with LED lights and fluorescent strip lights. To the rear of premises is a double garage unit, an external cold store and WC. The first-floor benefits from residential accommodation comprising of a lounge, bedroom, kitchen and bathroom. The premises benefit from an electric metal roller shutter to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,088	101
First Floor	344	32
Total	1,432	133

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 £20,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £9,900. Rates payable will be in the region of £4,940.10 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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