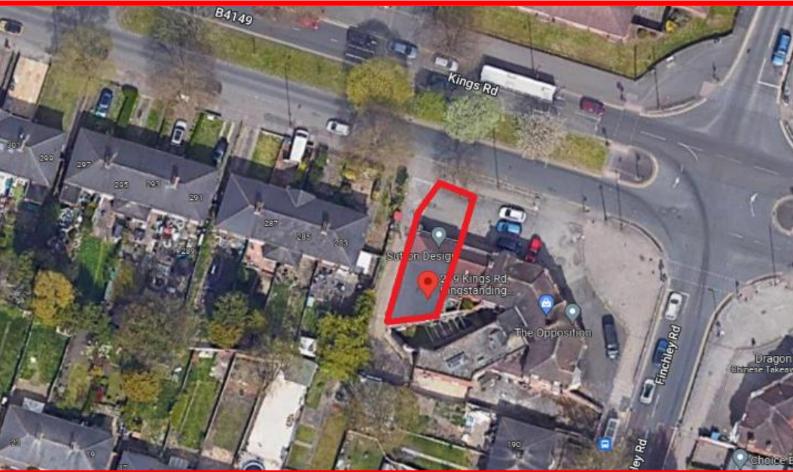


FOR SALE

SINGLE STOREY RETAIL/OFFICE PREMISES WITH ON SITE CAR PARKING



279 KINGS ROAD, KINGSTANDING, BIRMINGHAM, B44 OTE 902 SQ FT (84 SQ M)

- FREEHOLD TITLE
- VARIETY OF USES (STP)
- SINGLE STOREY BUILDING
- PROMINENT LOCATION

- T: 0121 285 3535
- F: 0121 285 3536
- W: <u>masonyoung.co.uk</u>
- E: <u>info@masonyoung.co.uk</u>

6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The building is situated in a prominent location fronting the main B4149 Kings Road in Kingstanding, which provides access to both the A4041 Queslett Road and the A452 Chester Road North. The surrounding area is predominantly residential. Birmingham City Centre is located approximately 6.3 miles south of the subject premises and has regular trains to and from Snow Hill Station. Junction 7 of the M6 Motorway is approximately 3.8 miles away and provides easy access to the wider midland's motorway network.

DESCRIPTION

The property comprises an end-terraced single storey building of brick-built construction surmounted by a pitched tiled roof. Internally, the property benefits from a solid floor with a mix of carpet and laminate covering, part plastered and painted and part exposed brick walls, fluorescent strip lights, kitchen, WC and all main services. The rear unit can be accessed from the side via double metal gates. Externally, the premises benefits from a glazed shop front, electric metal shutter and surfaced parking to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	902	84
TOTAL	902	84

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/PRICE

The freehold interest is available at a quoting price of $\pounds159,000$ subject to contract.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of \pounds 5,600. Rates payable will be in the region of \pounds 2,794.40 per annum respectively.

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: <u>af@masonyoung.co.uk</u>









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) these particulars are for guidance only and do not constitute any part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all othe details are given in good faith and are believed to be correct. However, any intending punchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or dherwise as of them. (iii) no persons in the employment of Mason Young Ltd can aware or given are presentation warrenty whose every environmentally addecan your gas, electrical or or tother fixtures, fitting, applinances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals guoted are exclusive of any Value Added Tax to which they may be subject. (Vi) Mason Young plave not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters have been using the employment to basin written information thereof. (VIII) No environmental adult or investigation has been carried out on the property and no Environmental adult or investigation has been carried out on the property on Nano Event State and State State