

# MASON YOUNG

PROPERTY CONSULTANTS ■

# FOR SALE

**SINGLE STOREY RETAIL/OFFICE  
PREMISES WITH ON SITE CAR  
PARKING**



**279 KINGS ROAD, KINGSTANDING,  
BIRMINGHAM, B44 0TE  
902 SQ FT (84 SQ M)**

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

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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
<b>TOTAL</b>	<b>902</b>	<b>84</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 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 £159,000 subject to contract.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £5,600. Rates payable will be in the region of £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

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