

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**FOR SALE**

**TWO STOREY RETAIL UNIT WITH  
UPPER FLOOR ACCOMODATION**



**167 HOLYHEAD ROAD, HANDSWORTH,  
BIRMINGHAM, B21 0BD  
1,562 SQ FT (145 SQ M)**

- MAIN ROAD LOCATION
- OUTSIDE CLEAN AIR ZONE
- MIXED USE BUILDING
- FREEHOLD TITLE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The premises are situated on Holyhead Road (A41) close to the junction with Green Lane. The property is located within a terrace of retail premises to include a grocery store and betting shop. The property is approximately 3 ½ miles North West of Birmingham City Centre and approximately 1.3 miles distant from Junction 1 of the M5 motorway. Handsworth Booth Street tram station is short distance from the premises and provides regular public transport to and from Birmingham Snow Hill.

## DESCRIPTION

The property comprises of a mid-terraced self-contained two storey retail building of brick construction surmounted by a pitched tiled roof. Internally, the property benefits from tiled flooring, double glazed shop front, fluorescent strip lights and CCTV. Externally, the property benefits from a metal electric roller shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,216	113
First Floor	346	32
<b>TOTAL</b>	<b>1,562</b>	<b>145</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 £275,000 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. Small business rate relief may apply.

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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