

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SHARED COMMERCIAL KITCHEN,
FUNCTION ROOM & FIRST FLOOR OFFICE



**23 KING STREET, SMETHWICK,
WEST MIDLANDS, B66 2JN**

1,596 – 4,501 SQ FT (148 – 418 SQ M)

- CAR PARKING TO THE FRONT
- ESTABLISHED LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in an established industrial location on King Street, Smethwick. The unit is approximately 0.8 miles from Smethwick High Street via Rolfe St. The property benefits from excellent transport links, with close proximity to Smethwick Rolfe Street railway station. Birmingham City Centre is approximately 3.6 miles north of the premises.

DESCRIPTION

The property comprises of a two-storey industrial building of brick-built construction surmounted by a pitched roof. Internally the ground floor benefits from laminate and tiled flooring, a suspended ceiling incorporating LED lights, a kitchen and WC facilities. The first-floor benefits from carpets, plastered and painted walls and fluorescent strip lighting. Part of the warehouse has been converted into a fully fitted self-contained commercial kitchen which is available on a shared basis. The kitchen contains a variety of equipment as well as cold store/freezer facilities.

ACCOMMODATION

| AREA | SQ FT | SQ M | RENT PAX |
|---------------------------|--------------|--------------|----------|
| Shared Commercial Kitchen | 2,905 | 269.9 | £12,000 |
| Function Room & Office | 1,596 | 148.2 | £15,000 |
| TOTAL | 4,501 | 418.1 | |

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 0121 569 4054.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase 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, subject to contract. Terms to be agreed. Full details can be found in the accommodation table above.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

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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