

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SINGLE STOREY RETAIL/OFFICE PREMISES



**7 OLD WALSALL ROAD, GREAT BARR,
BIRMINGHAM, B42 1NN**

333 SQ FT (30.9 SQ M)

- PROMINENT LOCATION
- VARIETY OF USES (STP)
- SELF-CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Old Walsall Road, which is approximately 4.7 miles North East of Birmingham City Centre and is approximately 1-mile South of Great Barr. The location is well served by public transport, being close to the main A34 arterial route and also junction 6 of the M6 motorway. Hamstead railway station is in close proximity to the subject premises, providing regular links into Birmingham City Centre and the surrounding areas.

DESCRIPTION

The property is a single storey ground floor retail unit of brick-built construction with a flat roof over. The property benefits from solid floor with laminate floor covering, papered walls, uPVC cladding to part of the ceiling, light points, wall sockets and WC facilities.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|------------|-------------|
| Ground Floor | 333 | 30.9 |
| Total | 333 | 30.9 |

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 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 on a leasehold basis at a quoting rent of £8,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £4,750. Rates payable will be in the region of £2,370.25 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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