

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

**GROUND FLOOR  
RETAIL/OFFICE PREMISES**



**298 BROOKVALE ROAD, ERDINGTON,  
BIRMINGHAM, B23 7RT**

**686 SQ FT (63.7 SQ M)**

- SHARED PARKING TO THE FRONT
- NO FOOD USE ALLOWED
- PROMINENT LOCATION
- VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Brookvale Road, close to its junction with George Road. The property is located approximately 4 miles south from Birmingham City Centre. Brookvale Road leads to Witton Road (B4140), which is one of the main arterial routes that lead into Birmingham. The property is located close to the junction of George Road, which is within easy access of the A38 and Junction 6 of the M6 motorway, leading to the M42, M5 and the national motorway network. Witton Train Station is located approximately 1 mile south west from the property, providing regular access to Birmingham City Centre and the surrounding areas.

## DESCRIPTION

The property comprises of a mid-terraced two-storey property of brick-built construction surmounted by a pitched tiled roof. Internally, the ground floor retail premises benefits from tiled floor covering, plastered and painted walls, inset ceiling lights, sink unit, WC and a store. Externally, the property benefits from a glazed shop front, electric metal shutter, shared parking to the front and a rear garden.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	686	63.7
<b>Total</b>	<b>686</b>	<b>63.7</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/RENT

The property is available on a leasehold basis at a quoting rent of £18,000 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 £4,450. Rates payable will be in the region of £2,220.55 per annum. The property may be eligible for small business rate relief.

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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