

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**GROUND FLOOR  
TAKEAWAY/RESTAURANT**



**993 TYBURN ROAD, ERDINGTON,  
BIRMINGHAM, B24 0TJ  
582 SQ FT (54 SQ M)**

- PROMINENT LOCATION
- ON SITE CAR PARKING
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property occupies a prominent location on the B4148 Tyburn Road, which connects to the A38 Tyburn Road providing access to Junction 6 of the M6 motorway. The M6 provides direct access to the national motorway network. Birmingham City Centre is approximately 5½ miles southwest of the subject property. The property is situated in the Birmingham suburb of Erdington. Surrounding occupiers include, Lidl, Select and Save, Subway, William Hill and TSB Bank. The surrounding area is a mixture of commercial and residential.

## DESCRIPTION

The premises comprise of a three storey mid-terraced building of brick-built construction surmounted by a pitched tiled roof. Internally, the premises comprise of retail accommodation on the ground floor which benefits from a glazed shop front and has a solid floor with linoleum covering, plastered and painted walls and ceiling, a combination of fluorescent strip and inset spot lights, single glazed windows, WC and a rear kitchen with preparation area. Externally there is a metal electric roller shutter and parking to the front of the premises. There is also a garden to the rear of the property.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	582	54
<b>TOTAL</b>	<b>582</b>	<b>54</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 £15,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £5,200. Rates payable will be in the region of £2,594.8 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

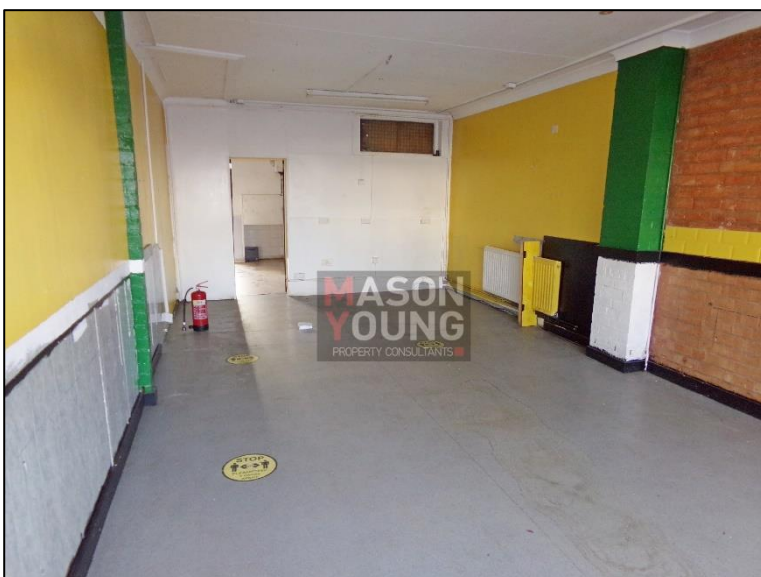
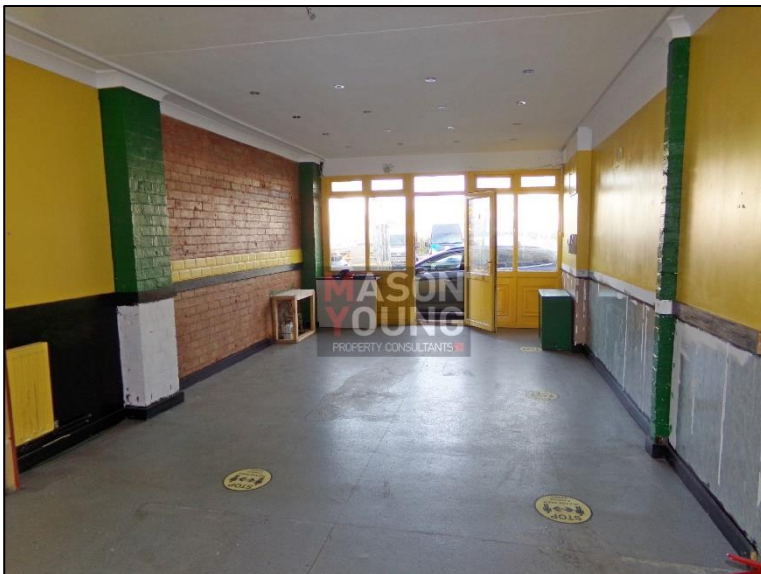
Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)



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