

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR RETAIL PREMISES



**103 THREE SHIRES OAK ROAD, BEARWOOD,  
WEST MIDLANDS, B67 5BT**  
**440 SQ FT (40.9 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 situated in a prominent location fronting Three Shires Oak Road (B4182) in Bearwood, approximately 4 miles west of Ladywood Middleway (A41), which forms part of Birmingham's Ring Road system, providing access around the City. The property is located close to Bearwood Road, which is the main High Street in this area and has a mix of local and national retailers. Smethwick Galton Bridge train station is located approximately 2 miles away from the site, which provides transport links to the City Centre and across Birmingham.

## DESCRIPTION

The property comprises of a two-storey mid terraced retail building of brick-built construction surmounted by a pitched tiled roof. Internally, the ground floor retail unit benefits from laminate covered floors, plastered & painted walls, suspended ceiling with CAT 2 lights, an office, a kitchen area and WC facilities. Externally, the premises benefits from a glazed shop frontage and an electric metal roller shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	440	40.9
<b>Total</b>	<b>440</b>	<b>40.9</b>

## PLANNING

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

## SERVICES

We are advised all main services are connected to include 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 £12,000 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 £6,900. Rates payable will be in the region of £3,443.10 per annum. Small business rate relief may apply.

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## 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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