

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

GROUND FLOOR RETAIL/  
OFFICE PREMISES



7 OAK TREE LANE, SELLY OAK,  
BIRMINGHAM, B29 6JE  
**493 SQ FT (45.8 SQ M)**

- PROMINENT LOCATION
- GROUND FLOOR ONLY
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

T: 0121 285 3535  
F: 0121 285 3536  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated on Oak Tree Lane in the heart of Selly Oak. The location benefits from close proximity to University of Birmingham, the Queen Elizabeth Hospital, Selly Oak Train Station and Birmingham City Centre. The property boasts excellent transport links and affluent catchment areas such as Harborne, Edgbaston and Bournville. The property is connected to Birmingham by the Pershore Road (A441) and the Bristol Road (A38).

## DESCRIPTION

The property comprises of a two-storey mid-terraced building of brick-built construction surmounted by a pitched tiled roof. Internally, the ground floor retail/office accommodation benefits from a timber floor, full height brick elevations, fluorescent strip lights, kitchen and WC facilities. Externally, the premises benefit from a glazed shop frontage and an electric and manual metal shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	493	45.8
<b>Total</b>	<b>493</b>	<b>45.8</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 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 £7,400. Rates payable will be in the region of £3,692.60 per annum. 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.

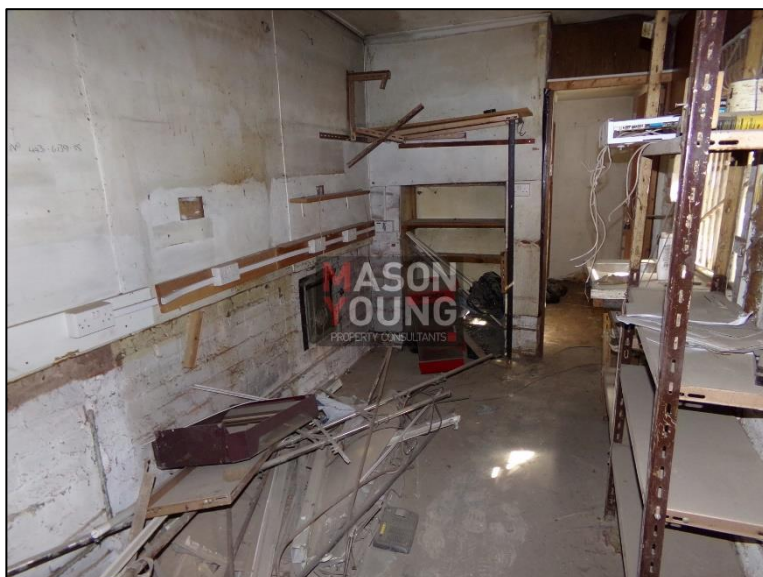
## CONTACT DETAILS

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

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



**MASON  
YOUNG**  
PROPERTY CONSULTANTS

**0121 285 3535**  
[www.masonyoung.co.uk](http://www.masonyoung.co.uk)