

MASON YOUNG

PROPERTY CONSULTANTS

LEASE FOR SALE

GROUND FLOOR
DESSERT PARLOUR



**1C ELLESMERE ROAD, ALUM ROCK,
BIRMINGHAM, B8 1NE**
484 SQ FT (45 SQ M)

- OUTSIDE CLEAN AIR ZONE
- RECENTLY REFURBISHED
- PREMIUM APPLICABLE
- PARKING FACILITIES

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Ellesmere Road, close to its junction with Alum Rock Road, which benefits from a mix of local retailers and commercial outlets, with national operators. Local occupiers include Greggs, TSB Bank and Belfred. Alum Rock Road is approximately 3.7 miles North East of Birmingham City Centre. The national motorway network is accessed via junction 6 of the M6 motorway which is approximately 2.5 miles north of the property. The property is approximately 0.6 miles east of Adderley Park Train Station which provides access to the Birmingham City Centre.

DESCRIPTION

The property comprises of an end-terrace two-storey building of brick-built construction surmounted by a pitched tiled roof. Internally, the ground floor retained premises benefit from solid floor with tiled covering, plastered and painted walls and ceilings with inset LED spot lights, air conditioning, CCTV, WC facilities and a rear store. Externally, the property benefits from a glazed shop front, electric metal shutter and car parking to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	484	45
Total	484	45

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 let on a 6-year lease with effect from 1st June 2020 at a passing rent of £13,200 per annum with a rent review every three years.

The June 2023 rent review is outstanding.

A premium of £25,000 is sought in respect of the existing fixtures and fittings. Further details are available upon request.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £13,000. Rates payable will be in the region of £6,487 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk

