

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR CAFÉ – PREMIUM
APPLICABLE**



**200 NECHELLS PARK ROAD, NECHELLS,
BIRMINGHAM, B7 5SR**
658 SQ FT (61 SQ M)

- HOT FOOD TAKEAWAY
- PREMIUM APPLICABLE
- OUTSIDE CLEAN AIR ZONE
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property occupies a prominent position on Nechells Park Road, which provides access to Eliot Street that leads onto Mount Street and onto the B4137. The B4137 provides direct access to the A47 (an arterial route), which leads into Birmingham City Centre, approximately 3 miles south west from the premises. Aston Train Station is located approximately 1 mile west from the premises, providing regular links into Birmingham City Centre and the surrounding areas. Junction 6 of the M6 motorway is located approximately 1 mile distant and provides access to the wider Midlands Motorway Network.

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 premises benefit from solid floor with tiled covering, part plastered and painted and part tiled walls, suspended ceiling with LED lights, fluorescent strip lights, stainless steel kitchen, extraction canopy and WC facilities. Externally, the property benefits from an electric metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	658	61
Total	658	61

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.

A premium of £15,000 is sought in respect of the fixtures and fittings. Stock at value. Further details are available upon request.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £5,700. Rates payable will be in the region of £2,844.30 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511. SBRR may be applicable.

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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