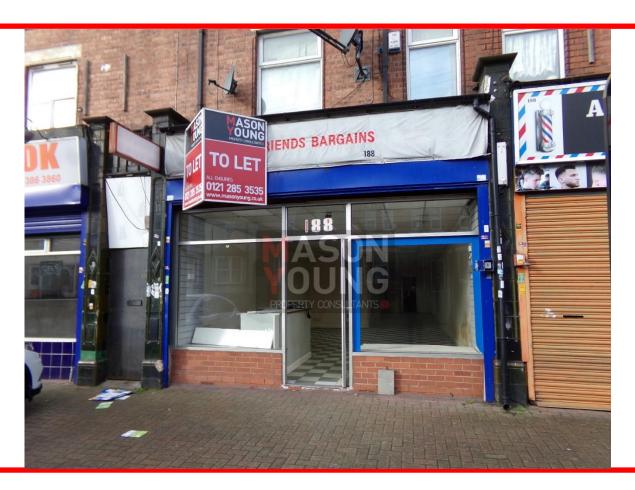


TO LET GROUND FLOOR RETAIL PREMISES



GROUND FLOOR, 188 SLADE ROAD, ERDINGTON, BIRMINGHAM, B23 7RJ 667 SQ FT (62 SQ M)

MAIN ROAD FRONTAGE
ESTABLISHED RETAIL PARADE
VARIETY OF USES (STP)
FLEXIBLE TERMS

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- W: <u>masonyoung.co.uk</u>
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6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The property is located on Slade Road in the Erdington Ward. The property is located within a parade of local shops, which range from grocery stores to hairdressers and takeaways. Birmingham City Centre is approximately 4.2 miles south west from the premises. Slade Road provides direct access to Junction 6 of the M6 motorway (Spaghetti Junction), which in turn provides access to the wider Midlands Motorway Network. Gravelly Hill train station is located approximately 0.4 miles away from the subject premises.

DESCRIPTION

The property comprises of a three-storey brick-built building with a pitched tiled roof over. Internally, the ground floor premises benefits from solid floor with tiled covering, plastered & painted walls, suspended ceiling with CAT 2 lights, single glazed windows in metal frame, alarm system and WC facilities. Externally, there is an electric metal shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	667	62
Total	667	62

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 $\pounds12,000$ 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 $\pounds3,100$. Rates payable will be in the region of $\pounds1,546.90$ per annum.

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

BUILDING INSURANCE

The annual building insurance apportioned for the subject property is $\pounds 292.00$, which is payable in addition to the rent.

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: <u>af@masonyoung.co.uk</u>









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (1) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact or any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information threeof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for absets and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.