

# MASON YOUNG

PROPERTY CONSULTANTS

# 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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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
<b>Total</b>	<b>667</b>	<b>62</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 £3,100. Rates payable will be in the region of £1,546.90 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 £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

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