

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SINGLE STOREY RESTAURANT/TAKEAWAY -
LEASEHOLD



**228 NEW JOHN STREET WEST, HOCKLEY,
BIRMINGHAM, B19 3UA**
618 SQ FT (57.4 SQ M)

- FLEXIBLE TERMS
- MAIN ROAD FRONTAGE
- REAR ACCESS
- OUTSIDE CLEAN AIR ZONE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property fronts on to the busy main road New John Street West (A4540) near the junction with New Town Row (A34) about 2 miles north of Birmingham City Centre. The property has strong access links to the Birmingham Ring Road, the City Centre, Aston Expressway (A38M) and the regional motorway network.

DESCRIPTION

The property is a single storey ground floor retail unit of brick-built construction with a flat roof. The ground floor takeaway benefits from a solid floor with tiled covering to both floors and walls and fluorescent strip lighting. The kitchen at the rear benefits from an extraction canopy, fryer, fridge, freezers, pizza oven, cooker, preparation table, dough mixer, stainless steel sink and staff WC facility.

Externally, the property benefits from a glazed shop front and manual roller shutter to the front. There is a loading area and bin store to the rear of the property accessed via a rear service road.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	618	57.4
Total	618	57.4

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 at a rent of £15,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £3,450. Rates payable will be in the region of £1,721.55 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

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