

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR RETAIL &
UPPER FLOOR OFFICES/STORAGE**



**REAR OF 379 SOHO ROAD, HANDSWORTH,
BIRMINGHAM, B21 9SF
2,352 SQ FT (218 SQ M)**

- PROMINENT LOCATION
- FLEXIBLE TERMS
- REAR CAR PARK
- VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is located on Queens Head Road towards the rear of the main A41 Soho Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. The local area consists of a high density of ethnic food stores and businesses. Birmingham City Centre is located approximately 2.5 miles south east of the subject premises with the M5 Motorway located approximately 1.5-mile north west. The Hawthorns train station is located approximately 1.3 miles west from the subject premises, providing regular links into Birmingham City Centre and the surrounding areas.

DESCRIPTION

The property comprises of a two-storey commercial building of brick-built construction surmounted by a pitched tiled roof. Internally, the property has a retail unit on the ground floor and office/storage accommodation on the upper floors. Internally, the ground floor benefits from a glazed shop front, tiled floors, plastered and painted walls and ceilings, a kitchenette and separate WC facilities. The upper floors are plastered & painted with carpet floor coverings with its own kitchen & WC facilities. Externally, the property benefits from an electric metal roller shutter and a shared car park to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (£ PA)
Ground Floor	616	57	£15,000
First & Second Floors	1,736	161	£15,000
Total	2,352	218	£30,000

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 ground, first and second floor are available individually on a leasehold basis at a quoting rent of £15,000 per annum exclusive per floor, subject to contract. Both floors can be taken at a quoting rent of £25,000 per annum exclusive. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £11,250. Rates payable will be in the region of £5,613.75 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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