

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

**TWO STOREY RETAIL/OFFICE  
PREMISES WITH BASEMENT**



**108 ALCESTER ROAD, MOSELEY,  
BIRMINGHAM, B13 8EF  
2,467 SQ FT (229.2 SQ M)**

- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property occupies a prominent location on the A435 Alcester Road, which connects with Belgrave Middleway and the A38, providing direct access to Birmingham City Centre. Birmingham City Centre is located approximately 3.5 miles north west from the subject premises. Hall Green Train Station is located approximately 2.5 miles south east from the subject premises, providing regular links into Birmingham City Centre and the surrounding areas.

## DESCRIPTION

The property is a two-storey commercial building of brick-built construction surmounted with a part flat and part pitched tiled roof. Internally, the property benefits from solid floor with a mixture of laminate and carpet covering, plastered and painted walls, suspended ceiling with inset lights, gas central heating, staff WC and disabled WC facilities. The property benefits from lift access and has a strengthened glass counter to the front of the premises. Externally, the property has a glazed frontage to the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Basement	888	82.5
Ground Floor	873	81.1
First Floor	706	65.6
<b>Total</b>	<b>2,467</b>	<b>229.2</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 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 £35,000 per annum exclusive, subject to contract. The ground floor and basement can be taken separately at a quoting rent of £25,000 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 £8,100. Rates payable will be in the region of £4,041.90 per annum. Small business rate relief may apply.

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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