

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**UNIT 2, 115 SUTTON NEW ROAD,
ERDINGTON, BIRMINGHAM, B23 6RP**
869 SQ FT (80.73 SQ M)

- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- FLEXIBLE TERMS
- SUITABLE FOR FOOD USE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a prominent location on the A5127 Sutton New Road, close to its junction with New Street which leads onto the main Erdington High Street. The property is located in an area, which is predominantly retail and forms part of Erdington's main retail offering. The property is situated approximately 5 miles north of Birmingham City Centre with Sutton Coldfield approximately 3 ½ miles distant.

DESCRIPTION

The property comprises of a single storey building of brick built construction surmounted by a flat roof. Internally, the ground floor benefits from tiled flooring, plastered and painted walls, suspended ceiling with LED strip lights, extraction canopy, a kitchen and WC facilities. Externally, the property benefits from a glazed shop front and an electric metal shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	869	80.73
TOTAL	869	80.73

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 £12,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

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.

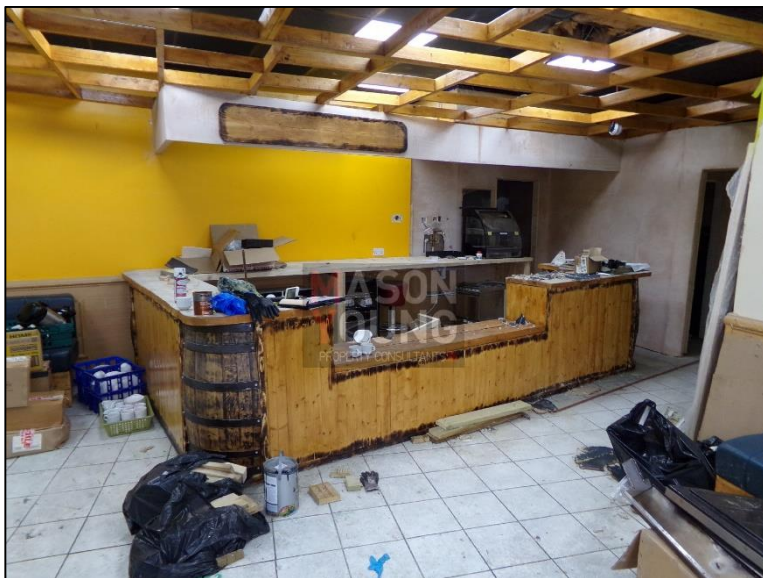
CONTACT DETAILS

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