

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL UNIT



**UNIT 2, WEOLEY CASTLE MARKET HALL,
WEOLEY CASTLE ROAD, BIRMINGHAM, B29 5QH
1,571 SQ FT (146 SQ M)**

- PROMINENT FRONTAGE
- ESTABLISHED LOCATION
- REAR YARD AREA
- VARIETY OF USES (STP)

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Warstone Lane
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Birmingham
B18 6JB

LOCATION

The property is located on Weoley Castle Road and is accessed directly off Castle Square, which leads onto the main Barnes Hill (B4121). The market hall is located in the heart of the main shopping area of Weoley Castle. Birmingham City Centre is located approximately 6 miles north east of the subject premises. Selly Oak Train Station is approximately 2 miles east and provides regular links into Birmingham City Centre.

DESCRIPTION

The property comprises of a two-storey end terrace brick-built building surmounted by a pitched tiled roof. Internally, the ground floor retail unit benefits from a concrete floor with thermoplastic tiled covering, painted and plastered walls and ceilings, suspended ceiling with fluorescent strip lights, gas central heating, store, kitchenette and WC facilities. Externally, the property benefits from a rear store, garage, electric metal shutters, and a tarmac surfaced forecourt as well as a rear surfaced yard area which is accessed via secure timber gates.

ACCOMMODATION

AREA	SQ FT	SQ M
Unit 2	1,571	146
Total	1,571	146

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 three-phase 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 £25,000 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

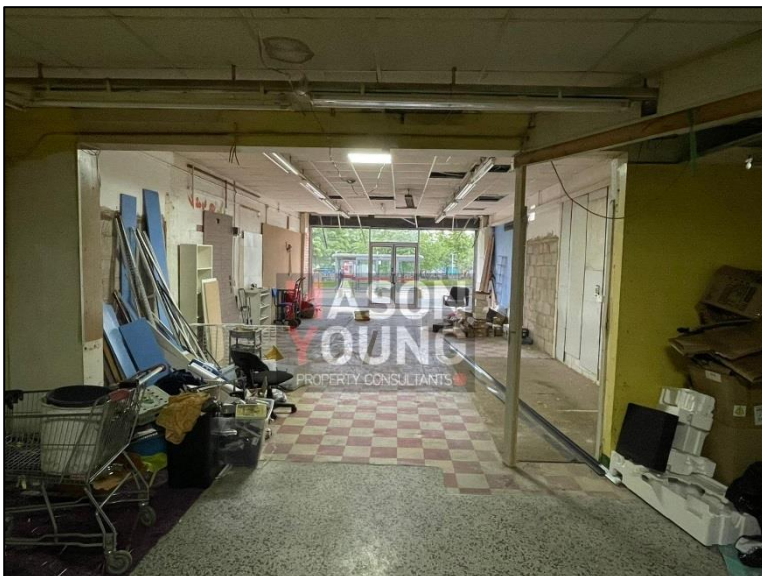
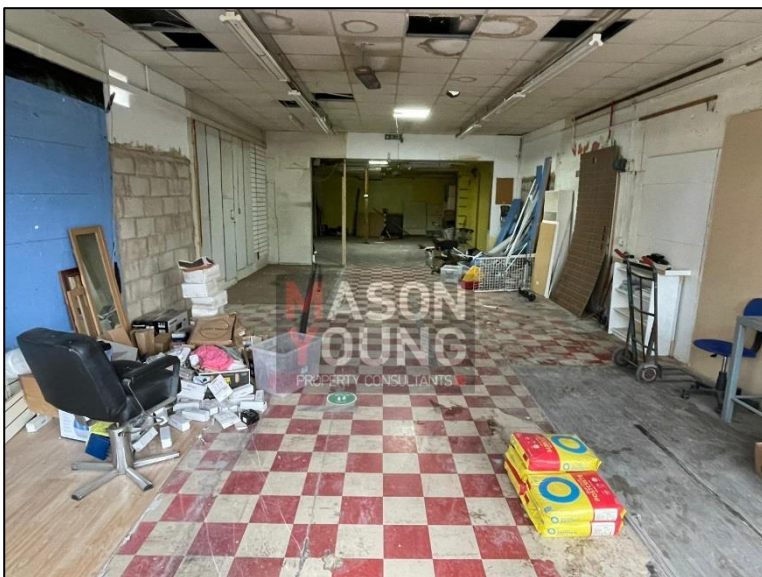
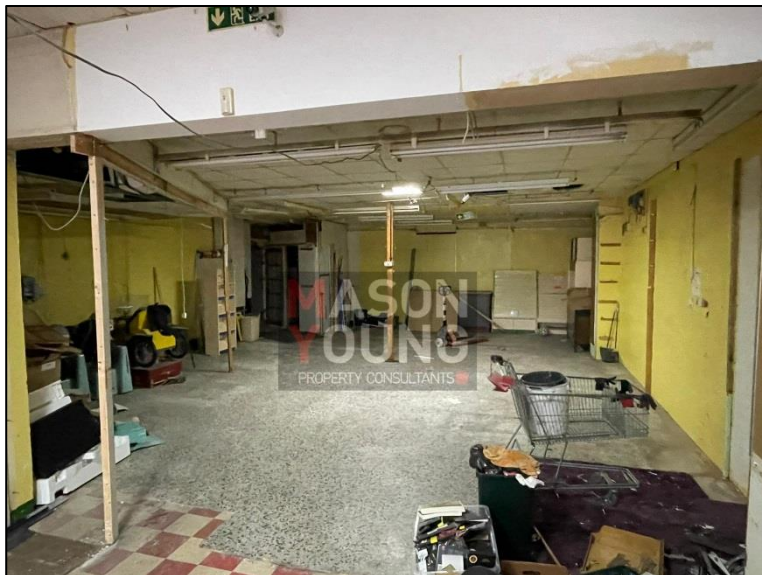
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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