

SELF-CONTAINED TWO STOREY RETAIL PREMISES



14 COLES LANE, SUTTON COLDFIELD, WEST MIDLANDS, B72 1NE **1,044 SQ FT (97 SQ M)**

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

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is conveniently situated close to its junction with Holland Road. The property is situated in a parade which includes a convenience store, insurance brokers and barbers. Other occupiers within close proximity include Boots Chemist and Ashwood Veterinary Clinic. Sutton Coldfield Town Centre is within close proximity and provides access to all local amenities. Sutton Coldfield is well placed to the north of Birmingham City Centre with good access to the Midlands Motorway Network including the M6 Toll and M42 motorways. In addition, the town is on the cross-city railway line providing regular train services to Birmingham City Centre, Lichfield and Redditch from Sutton Coldfield railway station which is located approximately 0.9 miles from the subject premises.

DESCRIPTION

The property comprises of a two-storey end-terraced brick built building surmounted by a pitched tiled roof. Internally, the ground floor benefits from a solid floor with laminate covering, plastered & painted walls and ceilings, a combination of LED spot lights and wall mounted electric lights, ceiling fan, hand sink basins, air conditioning, reception desk, store room and a rear office. The property is accessed via a single door to the front and benefits from a glazed shop front. The first-floor offices benefit from a solid floor with laminate covering, plastered and painted walls and ceiling with inset lights, gas central heating, perimeter power sockets, uPVC double glazed windows, intercom entry system, shared kitchen and WC facilities.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|--------------|-----------|
| GROUND FLOOR | 673 | 62 |
| FIRST FLOOR | 371 | 35 |
| TOTAL | 1,044 | 97 |

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 £22,000 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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