

TO LET

GROUND FLOOR RETAIL UNIT



**61 ALCESTER ROAD SOUTH,
KINGS HEATH, BIRMINGHAM, B14 7JG**
695 SQ FT (65 SQ M)

- HIGH STREET LOCATION
- PROMINENT FRONTAGE
- VARIETY OF USES – (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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B18 6JB

LOCATION

The property is situated in a prominent location on Alcester Road South. Alcester Road South is located 0.6 miles away from the A4040 which connects you to Stratford Road. Birmingham City Centre is located 5.3 miles north of the subject premises as is the A38(M) which leads direct to the M6 and wider motorway network

DESCRIPTION

The property comprises of a two-storey retail building with full height brick elevations. Internally, the vacant accommodation is on the ground floor and benefits from wooden floors with a carpet covering, plastered & wall papered walls, gas fired central heating, suspended ceiling with LED lighting, WC facilities and a kitchenette. To the front of the unit, there is an electric metal roller shutter and a glazed shop front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	695	65
TOTAL	695	65

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 £15,000 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 £15,750. Rates payable will be in the region of £7,859.25 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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