

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

TWO STOREY OFFICE PREMISES



**455 LICHFIELD ROAD, ASTON,
BIRMINGHAM, B6 7SS
432 SQ FT (40 SQ M)**

- CLOSE TO MOTORWAY
- PROMINENT LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The premises benefits from a considerable frontage onto the main A5127 Lichfield Road, adjoining the intersection with Cuckoo Road (B4137) and within close proximity to Junction 6 of the M6 motorway, "Spaghetti Junction". Birmingham City Centre is located approximately 1.75 miles southwest. The Birmingham and Fazeley Canal is located directly to the rear.

DESCRIPTION

The property comprises of a two-storey office building of brick-built construction surmounted by a pitched tiled roof. Internally, the property benefits from a solid floor with carpet covering, plastered and painted walls/ceiling, fluorescent strip lights, UPVC double glazed windows, wall mounted electric heaters, electric points and a separate kitchen & W/C. Externally, the property benefits from one car parking space to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	119	11
First Floor	313	29
TOTAL	432	40

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 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 £6,000 per annum exclusive, subject to contract.

BUSINESS RATES

455 Lichfield Road is currently listed within the 2023 rating listing as having a rateable value of £6,300. Rates payable will be in the region of £3,143.70.

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 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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