

MASON YOUNG

PROPERTY CONSULTANTS

LEASE FOR SALE

GROUND FLOOR RETAIL PREMISES



**465A BROOK LANE, BILLESLEY,
BIRMINGHAM, B13 0BT
668 SQ FT (62 SQ M)**

- PROMINENT LOCATION
- MODERN PREMISES
- VARIETY OF USES - STP
- PREMIUM APPLICABLE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located within a parade of retail shops on Brook Lane, which is a key route in the Billesley area of Birmingham. The property is well positioned with a variety of local amenities, including shops, cafes, and schools nearby. Birmingham City Centre is approximately 5 miles north from the premises. Yardley Wood Train Station is located approximately 1.5 miles away from the subject premises. Brook Lane connects easily to the A4040, a main arterial route linking various parts of Birmingham. The M42 motorway, junction 3, is approximately 7 miles southeast from the subject premises, providing excellent access to the national motorway network.

DESCRIPTION

The property comprises of a two-storey mid-terraced brick-built building surmounted by a pitched tiled roof. Internally, the property is arranged to provide retail premises on the ground floor, which benefits from a solid floor with laminated covering, plastered and painted walls/ceiling, LED lights, electric points, store rooms, wall mounted electric heaters, W/C and kitchen facilities. Externally, the premises provides a glazed shop front with an electric metal shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	668	62
TOTAL	668	62

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.

LEASE DETAILS

The property is let on a 15-year lease with effect from 21st November 2014 at a passing rent of £8,100 per annum. There are rent reviews every 5 years. Part of the shop is currently let and is in occupation at a passing rent of £8,700 per annum.

TENURE/PRICE.

The property is available by way of a lease assignment. A premium of £35,000 is sought in respect of the fixtures and fittings. Stock at value. Further details are available upon request.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £7,200. Rates payable will be in the region of £3,592.80 per annum. Small business rate relief may apply.

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

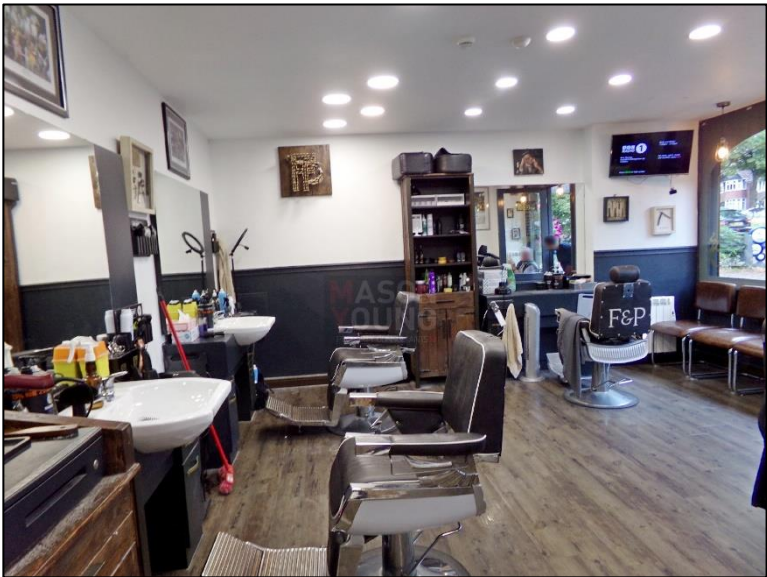
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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