

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**1189 BRISTOL ROAD SOUTH, NORTHFIELD,
BIRMINGHAM, B31 2SL
568 SQ FT (53 SQ M)**

- PROMINENT LOCATION
- GROUND FLOOR ONLY
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Bristol Road South, which is on the main A38 arterial route. The property is well located with a range of retail stores, supermarkets, and cafes nearby. Birmingham City Centre is approximately 7.5 miles northeast from the premises. Northfield Train Station is located approximately 0.8 miles away from the subject premises, offering regular services into Birmingham New Street and other destinations. The A38 provides a direct route into the City Centre and connects to other major roads. The M5 junction 4 is approximately 4.5 miles southwest from the subject premises, offering access to the national motorway network.

DESCRIPTION

The property comprises of a two-storey brick-built building with a pitched tiled roof over. Internally, the ground floor premises benefits from a solid concrete flooring with part tiled and part lino covering, UPVC backed walls, suspended ceiling, inset light points, electric points, fire alarms, WC facilities, a cold store/chiller and a water heater. Externally, the property features an electric metal shutter for security, a glazed shop front with large display windows providing excellent visibility for passing trade. There is also parking available to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	568	53
TOTAL	568	53

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 £12,000 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 £5,500. Rates payable will be in the region of £2,744.50 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.

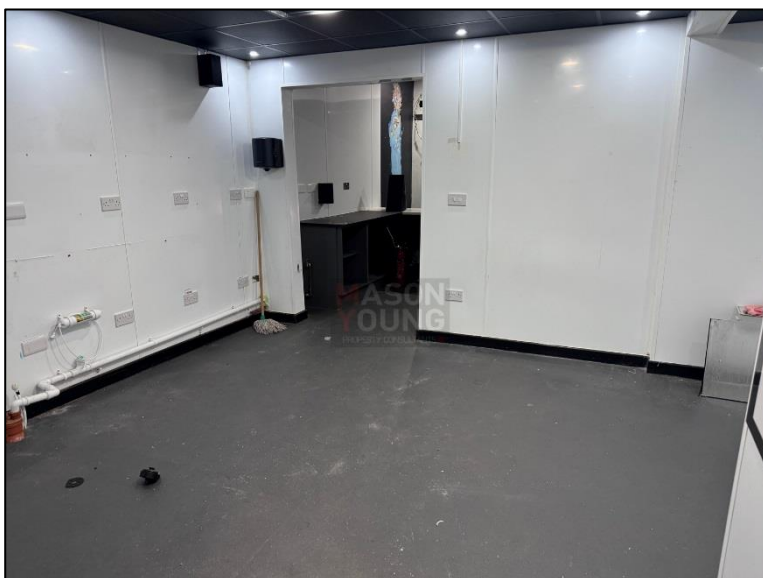
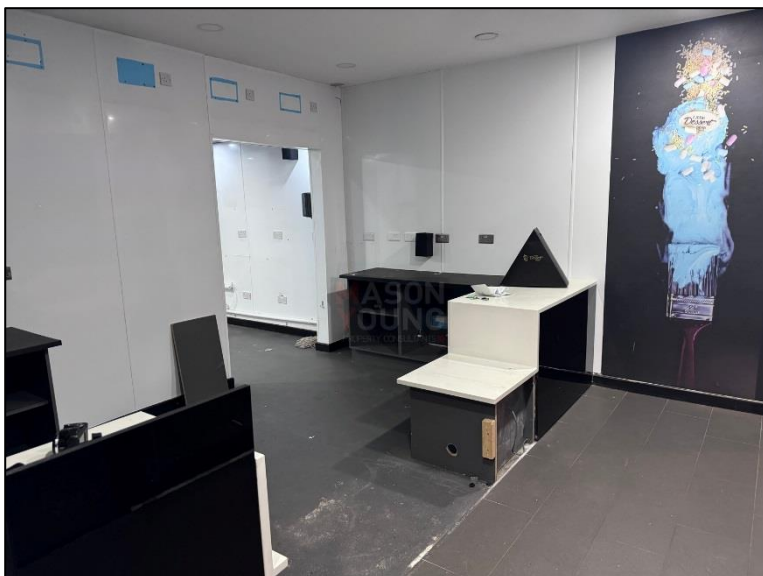
CONTACT DETAILS

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