

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

TWO STOREY RETAIL/OFFICE PREMISES



**29 RADDLEBARN ROAD, SELLY OAK,
BIRMINGHAM, B29 6HH
1,043 SQ FT (97 SQ M)**

- FIRST FLOOR INCLUDED
- POPULAR LOCATION
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

T: 0121 285 3535
F: 0121 285 3536
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Raddlebarn Road, which is near the main A38 arterial route in Selly Oak. The property is well located with a variety of retail stores, cafes, and amenities nearby, as well as the Selly Oak Shopping Park. Birmingham City Centre is approximately 4 miles northeast from the premises. Selly Oak Train Station is located approximately 0.4 miles away from the subject premises, providing regular services to Birmingham New Street and other destinations. The A38 is a primary route leading in and out of the City Centre. The M5 motorway, junction 4, is approximately 5 miles southwest from the subject premises, offering easy access to the national motorway network.

DESCRIPTION

The property comprises a two-storey brick-built building with a pitched tiled roof over. Internally, the property benefits from wooden flooring, plastered and painted walls, a suspended ceiling with LED lights, fluorescent strip lighting, gas central heating, and WC facilities. Externally, the property features a large glazed shop front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	590	55
First Floor	453	42
TOTAL	1,043	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 at a quoting rent of £18,000 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 £6,900. Rates payable will be in the region of £3,443.10 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



**MASON
YOUNG**
PROPERTY CONSULTANTS

0121 285 3535
www.masonyoung.co.uk