

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR
RETAIL/OFFICE PREMISES



**449 BRAYS ROAD, SHELDON
BIRMINGHAM, B26 2RR
648 SQ FT (60.2 SQ M)**

- HIGH STREET LOCATION
- PROMINENT FRONTAGE
- SELF-CONTAINED
- FLEXIBLE TERMS

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**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is situated within a parade of shops fronting Brays Road close to the busy road junction with Sheldon Heath Road. Brays Road and the local area provide a variety of retail shops, restaurants, takeaways and other independent businesses. The property is approximately 4 ½ miles south East of Birmingham City centre via the A45 Coventry Road which provides access to Junction 6 of the M42 circa 2 ¾ miles distant. Birmingham International Airport is approximately ½ mile to the East.

DESCRIPTION

The property is a mid-terraced building of brick-built construction and comprises of a self-contained retail unit on the ground floor. The retail unit benefits from laminate flooring, slat walls, suspended ceiling with CAT 2 lights, an office, kitchen and WC facilities. Externally the premises benefits from a glazed shop frontage and an electric metal roller shutter to the front. This property also provides parking to the front and rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	648	60.2
TOTAL	648	60.2

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised that the property have electric & water main services.

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 £14,000 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 £7,600. Rates payable will be in the region of £3,792.40 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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