

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**1149 BRISTOL ROAD SOUTH, NORTHFIELD,
BIRMINGHAM, B31 2SL**
723 SQ FT (67 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 in Northfield. The property is well located with a range of retail stores, supermarkets, and local shops in the nearby Northfield Shopping Centre. Birmingham City Centre is approximately 7 miles northeast from the premises. Northfield Train Station is located approximately 0.6 miles away from the subject premises, providing regular services to Birmingham New Street and other surrounding areas. The A38 is a key route leading in and out of Birmingham City Centre. The M5 motorway, junction 4, is approximately 3 miles southwest from the subject premises, offering excellent connectivity to the national motorway network.

DESCRIPTION

The property comprises of a two-storey building of brick-built construction surmounted by a pitched tiled roof. The vacant accommodation is available on the ground floor. Internally, the property benefits from a solid concrete floor, plastered and painted walls & ceiling, radiators, electric points and fluorescent strip lights. There is also a kitchen and a prep room to the rear that benefit from stainless steel backed walls, sink drainer unit, extraction canopy, fire alarms and WC facilities. Externally, the property offers a glazed shop front with metal electric shutters.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	723	67
TOTAL	723	67

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 on a leasehold basis at a quoting rent of £15,000 per 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 £7,700. Rates payable will be in the region of £3,842.30 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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