

# LEASE FOR SALE

**MODERN RETAIL PREMISES**



**UNIT B, 409 CLAY LANE, YARDLEY,  
BIRMINGHAM, B26 1ET  
263 SQ FT (24 SQ M)**

- MODERN PREMISES
- PROMINENT LOCATION
- GROUND FLOOR ONLY
- PREMIUM APPLICABLE

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Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated on Clay Lane close to its junction with both Bosworth Road and Lincoln Road North. The property is located in a predominantly residential area. Birmingham International Airport is approximately 5 miles from the subject premises and Birmingham City Centre approximately 8 miles north. Acocks Green Railway Station is approximately 1 mile west from the premises, providing regular links into Birmingham City Centre.

## DESCRIPTION

The premises comprises of a commercial unit of single storey construction with brick and breeze block walls with a flat roof over. Internally, the unit benefits from solid floor with ceramic tile covering, plastered and painted walls, suspended ceiling with LED lighting, electric points and WC facilities. Externally, the premises benefit from glazed shop front and electric metal shutters.

## ACCOMMODATION

AREA	SQ FT	SQ M
Unit B	263	24
<b>TOTAL</b>	<b>263</b>	<b>24</b>

## 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 3-year lease with effect from 14<sup>th</sup> July 2023 at a passing rent of £9,000 per annum.

## TENURE/PRICE

A premium of £7,000 is sought in respect of the fixtures and fittings. Further details are available upon request.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £2,700. Rates payable will be in the region of £1,347.30 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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