

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR
RETAIL /OFFICE PREMISES



**154 SOHO ROAD, HANDSWORTH,
BIRMINGHAM, B21 9LN**
1,294 SQ FT (120 SQ M)

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- 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 the main A41 Soho Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. The local area consists of a high density of ethnic food stores & businesses. Birmingham City Centre is located approximately 2.5 miles south east of the subject premises with the M5 motorway located approximately 1-mile North West.

DESCRIPTION

The property comprises a two-storey brick-built building with a pitched tiled roof. The vacant accommodation is on the ground floor and is partitioned into various office areas with rear storage space and wall-mounted shelves. Internally the property benefits from a mixture of laminated & carpet flooring, plastered & painted walls, suspended ceilings with CAT 2 & LED lights, fluorescent strip lights, central heating, a kitchen and WC facilities. Externally, the property features a glazed shop front and an electric metal shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,294	120
TOTAL	1,294	120

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 £27,500 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 £15,000. Rates payable will be in the region of £7,485.00 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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