

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR RETAIL/OFFICE PREMISES



**440 KINGSTANDING ROAD, GREAT BARR,  
BIRMINGHAM, B44 9SA**

**955 SQ FT (89 SQ M)**

- FLEXIBLE TERMS
- PROMINENT LOCATION
- PARKING TO FRONT
- SUITABLE FOR A VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

The property fronts Kingstanding Road in a mixed retail and residential area close to the traffic light junction with Dyas Road and Hawthorn Road. Birmingham city centre is located approximately 5 miles to the south, via the A34. The property also provides easy access to the Midlands Motorway Network via Junction 7 of the M6, which is within approximately 3 miles.

**DESCRIPTION**

The premises comprise a two-storey mid-terraced retail unit of brick-built construction surmounted by a pitched tiled roof. The vacant accommodation is on the ground floor and benefits from a lino floor, suspended ceiling incorporating LED lighting, power points, a metal electric roller shutter to the front, a kitchen and WC facilities. Towards the rear of the property is a detached garage accessed via a service road and parking to the front.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor Retail	667	62
Garage	288	27
<b>TOTAL</b>	<b>955</b>	<b>89</b>

**PLANNING**

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

**SERVICES**

We are advised that all main services are connected to include 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 by way of a lease assignment. The passing rent is £12,000 per annum exclusive and expires on 1<sup>st</sup> June 2027

**BUSINESS RATES**

The property is currently listed within the 2023 rating listing as have a rateable value of £10,750. Rates payable will be in the region of £5,364.25 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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