

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR RETAIL PREMISES



**556 BEARWOOD ROAD, BEARWOOD,
BIRMINGHAM, B66 4BT
1,243 SQ FT (115 SQ M)**

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The premises benefit from a prominent frontage on Bearwood Road (A4030). Bearwood is an established suburb of Birmingham and offers convenient access to Birmingham City Centre which lies approximately 4.4 miles to the east. Nearby retailers include Costa Coffee, Greggs and Lloyds Pharmacy. There are excellent transport links such as Smethwick Rolfe Train Station which is located approximately 1.7 miles away from the subject premises.

DESCRIPTION

The property is a two-storey commercial building of brick-built construction, surmounted by a pitched tiled roof. The vacant accommodation is on the ground floor and comprises a retail area with a wooden floor, plastered and painted walls, a suspended incorporating and LED lighting, a kitchenette and W/C facilities. There is additional space at the rear. Externally, the property features a glazed shop front with an electric metal shutter and benefits from parking to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,243	115
TOTAL	1,243	115

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.

TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £25,000 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 £14,500. Rates payable will be in the region of £7,235.50 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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