

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR PREMISES



**241-243 DUDLEY ROAD, WINSON GREEN,
BIRMINGHAM, B18 4EJ**

1,383 SQ FT (128 SQ M)

- PROMINENT LOCATION
- VARIETY OF USES (STP)
- SELF-CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Dudley Road in the Winson Green area of Birmingham. Birmingham City Centre is approximately 2 miles southeast of the premises, providing excellent connectivity. Jewellery Quarter Train Station is situated approximately 1.3 miles away, offering regular services to Birmingham New Street and beyond. The property benefits from easy access to the A457 (Dudley Road), which connects to the A41 and A38, leading directly to the city centre. Junction 1 of the M5 motorway is approximately 4 miles to the west, providing access to the wider motorway network.

DESCRIPTION

The property comprises a three-storey mixed use building of brick-built construction surmounted by a pitched tiled roof with ground floor retail and residential uppers. Internally, the vacant accommodation is on the ground floor and consists of a retail area with wooden flooring, plastered and painted walls, a suspended ceiling with fluorescent strip lighting and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
241	682	63
243	701	65
TOTAL	1,383	128

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 £35,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

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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