

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**394 KINGSTANDING ROAD, GREAT BARR,
BIRMINGHAM, B44 7LD**
362 SQ FT (34 SQ M)

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

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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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 three-storey mixed-use detached building of brick-built construction surmounted by a flat roof. Internally the property consists of a vacant unit on the ground floor which benefits from a shop front, carpets, plastered & painted walls, LED lights, a kitchenette and WC facilities. Externally, there is a metal electric roller shutter and communal parking.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	362	34
TOTAL	362	34

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 £10,000 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 £9,800. Rates payable will be in the region of £4,890.20 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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