

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**GROUND FLOOR, 1482 PERSHORE ROAD,
STIRCHLEY, BIRMINGHAM, B30 2NT**
760 SQ FT (71 SQ M)

- PROMINENT LOCATION
- GROUND FLOOR SHOP
- VARIETY OF USES (STP)
- SELF CONTAINED

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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B18 6JB

LOCATION

The property is situated in Stirchley – a district to the south west of Birmingham with its principal access being the Pershore Road (A441) which connects to the A38 Bristol Road in turn to the A38(M) Aston Expressway. The property fronts onto a busy section of Pershore Road forming part of an established retail parade of similar style retail units.

DESCRIPTION

The property comprises a newly constructed single-storey commercial unit of traditional brick-built construction. Internally, the premises benefit from laminated flooring, plastered and painted walls, gas central heating, fluorescent strip lighting, a kitchenette, and WC facilities. Externally, the property features a glazed shop front with a metal electric roller shutter.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|-------|------|
| Ground Floor | 760 | 71 |
| TOTAL | 760 | 71 |

PLANNING

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

SERVICES

We are advised that main services are connected to include electric and water.

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 at a rent of £20,000 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 £10,500. Rates payable will be in the region of £5,239.50 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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