

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

THREE STOREY RETAIL PREMISES



**255 ALUM ROCK ROAD, ALUM ROCK,
BIRMINGHAM, B8 3DD**
1,953 SQ FT (181 SQ M)

- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- VARIETY OF USES (STP)
- PREMIUM APPLICABLE

T: 0121 285 3535
F: 0121 285 3536
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Alum Rock Road within the busy Alum Rock area of Birmingham. Birmingham City Centre lies approximately 3 miles to the southwest and is easily accessible via the A47 and surrounding road networks. The property benefits from strong transport connections, with the A47 providing direct access to the Birmingham Middle Ring Road and onwards to the A38(M) Aston Expressway, linking to Junction 6 of the M6 motorway. Adderley Park Railway Station is located approximately 1 mile away, offering services into Birmingham New Street and wider regional destinations. Multiple bus routes also operate along Alum Rock Road, providing convenient public transport options.

DESCRIPTION

The property comprises a three storey retail unit with a glazed shop front and metal electric roller shutters. Internally, the premises benefit from a concrete floor, plastered and painted walls, fluorescent strip lighting, inset light points and WC facilities. Externally, the property also benefits from a single car parking space to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	702	65
First Floor	633	59
Second Floor	618	57
TOTAL	1,953	181

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 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 £65,000 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 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



MASON
YOUNG

PROPERTY CONSULTANTS

0121 285 3535
www.masonyoung.co.uk

Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.