

MASON YOUNG

PROPERTY CONSULTANTS

LEASE FOR SALE

RETAIL PREMISES – PREMIUM APPLICABLE



**UNITS 3 & 4, 912 STRATFORD ROAD,
SPARKHILL, BIRMINGHAM, B11 4BT
2,244 SQ FT (208 SQ M)**

- HIGH STREET LOCATION
- MODERN PREMISES
- CAN BE SPLIT
- VARIETY OF USES

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is prominently situated on the busy Stratford Road (A34) in the heart of Sparkhill, a well-established commercial area approximately 3 miles south-east of Birmingham City Centre. The location benefits from excellent transport links, with easy access to the A41 and A45, providing direct routes to the M42 and M6 Motorways. The area is well served by local bus routes offering regular connections to Birmingham City Centre and surrounding suburbs, with Hall Green Train Station located approximately 1.5 miles to the south. The property benefits from strong visibility and high footfall along a main arterial route linking Birmingham with Solihull and beyond.

DESCRIPTION

The property comprises a ground floor retail unit forming part of a parade of shops of brick-built construction with a flat roof over. Internally, the accommodation benefits from a glazed shop front with electric metal shutters, laminated flooring, plastered and painted walls and inset light points throughout. The property has been split to create cellular offices benefitting from glazed partitions and ensuite WC facilities. To the rear, there is a kitchen, store and W/C facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Unit 3	1,206	112
Unit 4	1,039	97
TOTAL	2,244	208

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.

LEASE DETAILS

The property is let on an existing lease based on a 10-year term with effect from 20th July 2023 with a tenant only break option at Year 5. The passing rent is £35,000 per annum exclusive. The lease is subject to a rent review at the 3rd & 5th anniversary and then every 3rd anniversary thereafter.

TENURE/PRICE.

A premium of £60,000 is sought in respect of the fixtures and fittings. Further details are available upon request.

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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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.