

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**UNIT 3, 912 STRATFORD ROAD,
SPARKHILL, BIRMINGHAM, B11 4BT
1,206 SQ FT (112 SQ M)**

- HIGH STREET LOCATION
- MODERN PREMISES
- FLEXIBLE TERMS
- VARIETY OF USES

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6 Warstone Mews
Warstone Lane
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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
Ground Floor	1,206	112
TOTAL	1,206	112

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 £25,000 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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