

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**TWO STOREY RETAIL/
OFFICE PREMISES**



**171 HIGH STREET, ERDINGTON,
BIRMINGHAM, B23 6SY**

1,907 SQ FT (177 SQ M)

- ESTABLISHED LOCATION
- SELF CONTAINED
- VARIETY OF USES
- FLEXIBLE TERMS

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**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is located on the High Street in Erdington. The property can be accessed via the A5127 providing access to the A38 (Aston Expressway) to the south, which in turn provides access to Birmingham City Centre, which is approximately 4.5 miles away. The premises is located within a parade of shops providing a range of uses from takeaways, grocery shops and high street banks to name a few. Erdington Train Station is located approximately $\frac{1}{2}$ a mile North from the subject premises, providing regular links into Birmingham City Centre. Birmingham City Centre is located approximately 4½ miles South West from the subject premises.

DESCRIPTION

The property comprises of a mid-terraced two storey building, of brick built construction, surmounted by a pitched tiled roof, with ground floor retail and first floor office/storage space. Internally, the ground floor retail benefits from solid floor with a mixture of tiled, laminate and carpet covering, plastered and painted walls, suspended ceiling with fluorescent lights, air conditioning cassettes, wall mounted electric heaters, perimeter power points and WC facilities. The first floor has kitchen, offices and WC facilities. Externally, the property benefits from a single access door, which is double-glazed as well as a glazed shop front. The property has a shared car park to the rear.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|--------------|------------|
| Ground Floor | 1,315 | 122 |
| First Floor | 592 | 55 |
| TOTAL | 1,907 | 177 |

PLANNING

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

SERVICES

We are advised 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 £30,000 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 £19,250. Rates payable will be in the region of £9,605.75 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

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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