

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR RETAIL PREMISES**



**195-197 STATION ROAD, STECHFORD,  
BIRMINGHAM, B33 8BB**

**583-1,233 SQ FT (55-115 SQ M)**

- PROMINENT LOCATION
- CAN BE SPLIT
- VARIETY OF USES
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

The property occupies a position within an established neighbourhood shopping parade, standing behind a service road with parking. It fronts the A4040 Station Road near its junction with Manor Road, a busy section of the Birmingham Outer Ring Road. Stechford Railway Station is located directly opposite the premises. Other facilities in close proximity include Stechford Leisure Centre, Heartlands Hospital, and Stechford Retail Park

**DESCRIPTION**

The property comprises of an end-terrace three-storey building of brick built construction surmounted by a pitched tiled roof. The vacant accommodation is located on the ground floor and benefits from carpeted flooring, plastered and painted walls, a ceiling with fluorescent strip lights, and WC facilities. Externally, the property benefits from a glazed shop front and electric roller shutters.

**ACCOMMODATION**

AREA	SQ FT	SQ M
195 Ground Floor	583	55
197 Ground Floor	650	60
TOTAL	1,233	115

**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 whole property is available on a leasehold basis at a quoting rent of £25,000 per annum exclusive, subject to contract. Terms to be agreed.

Alternatively, the property can be split and is available on a leasehold basis at a quoting rent of £15,000 per annum exclusive for each shop, 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 £11,750. Rates payable will be in the region of £5,863.25 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**

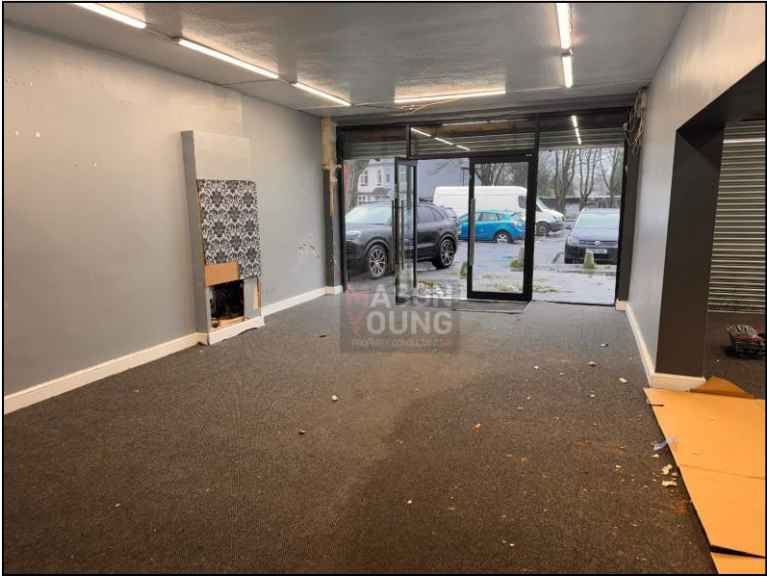
Each party to be responsible for their own legal costs incurred during this transaction.

**VIEWING**

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

**CONTACT DETAILS**

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