

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RESTAURANT/BAR



**1505-1507 PERSHORE ROAD, STIRCHLEY,
BIRMINGHAM, B30 2JL**

1,411 SQ FT (131.1 SQ M)

- GROUND FLOOR ONLY
- PROMINENT FRONTAGE
- FULLY FITTED KITCHEN
- REAR GARDEN

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is situated in Stinchley – a district to the south west of Birmingham with its principal access being the Pershore Road (A441) which connects to the A38 Bristol Road in turn to the A38(M) Aston Expressway. The property fronts onto a busy section of Pershore Road forming part of an established retail parade of similar style retail units.

DESCRIPTION

The property comprises a mid-terrace two storey building of brick-built construction surmounted by a pitched tiled roof. Internally, the ground floor premises benefit from a solid wooden floor, part exposed brickwork and part tiled and painted walls, painted ceiling with inset lighting, fitted bar area, a kitchen to the rear incorporating stainless steel backed walls and extraction canopy, a store/prep area and W/C facilities. Externally, the property benefits from a glazed shop frontage and a garden area at the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,411	131.1
TOTAL	1,411	131.1

PLANNING

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

SERVICES

We are advised services are connected to include electricity, water and drainage.

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 at a 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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