

# TO LET

**SINGLE STOREY RETAIL /  
OFFICE PREMISES**



**409 CLAY LANE, YARDLEY,  
BIRMINGHAM, B26 1ET**  
**641 SQ FT (60 SQ M)**

- PROMINENT LOCATION
- GROUND FLOOR ONLY
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated on Clay Lane close to its junction with both Bosworth Road and Lincoln Road North. The property is located in a predominantly residential area. Birmingham International Airport is approximately 5 miles from the subject premises and Birmingham City Centre approximately 8 miles north. Acocks Green Railway Station is approximately 1 mile west from the premises, providing regular links into Birmingham City Centre.

## DESCRIPTION

The property comprises a mid-terrace single storey building of brick built construction surmounted by a pitched tiled roof. Internally, the ground floor premises benefit from a ceramic tiled floor, plastered and painted walls, suspended ceiling with integrated lighting and electric points, together with W/C facilities and electric and water services. Externally, the property benefits from a glazed shop front, electric metal roller shutter and parking to the side.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	641	60
<b>TOTAL</b>	<b>641</b>	<b>60</b>

## 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 £13,500 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2026 rating listing as have a rateable value of £9,800. Rates payable will be in the region of £4,233.60 per annum.

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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