

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

THREE STOREY RETAIL PREMISES
WITH CAR PARKING



**958 BRISTOL ROAD SOUTH, NORTHFIELD,
BIRMINGHAM, B31 2PE**
1,664 SQ FT (154 SQ M)

- PROMINENT LOCATION
- REAR CAR PARK
- VARIETY OF USES
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Bristol Road South in Northfield, Birmingham. It provides direct access to the A38 Bristol Road. The nearest arterial route is the A38, which provides access into Birmingham and towards the wider road network. The M5 motorway is approximately 4 miles to the west, providing access to the national motorway network. Northfield Railway Station is located approximately 0.5 miles to the north-east, offering regular rail services. Birmingham City Centre is located approximately 6 miles to the north-east.

DESCRIPTION

The property comprises a mixed-use, mid-terrace three-storey building of brick-built construction surmounted by a pitched tiled roof. The ground floor provides commercial takeaway premises with a glazed shop front and benefits from a mixture of laminate floor & vinyl covering, plastered and painted walls, a suspended ceiling incorporating LED lighting, a kitchen comprising stainless steel-clad walls and an extraction canopy and W/C facilities. The first floor provides additional accommodation comprising carpeted floor coverings, plastered and painted walls, a bathroom and separate W/C facilities. Externally, the property benefits from electric metal roller shutters and a rear car park area.

ACCOMMODATION

AREA	SQ FT	SQ M
Lower Ground Floor	391	36
Ground Floor	832	77
First Floor	356	33
Rear Store	85	8
TOTAL	1,664	154

PLANNING

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

SERVICES

We are advised services are connected to include mains gas, water and three-phase 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 £20,000 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 £7,400. Rates payable will be in the region of £3,196.80 per annum. Small business rate relief may apply.

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

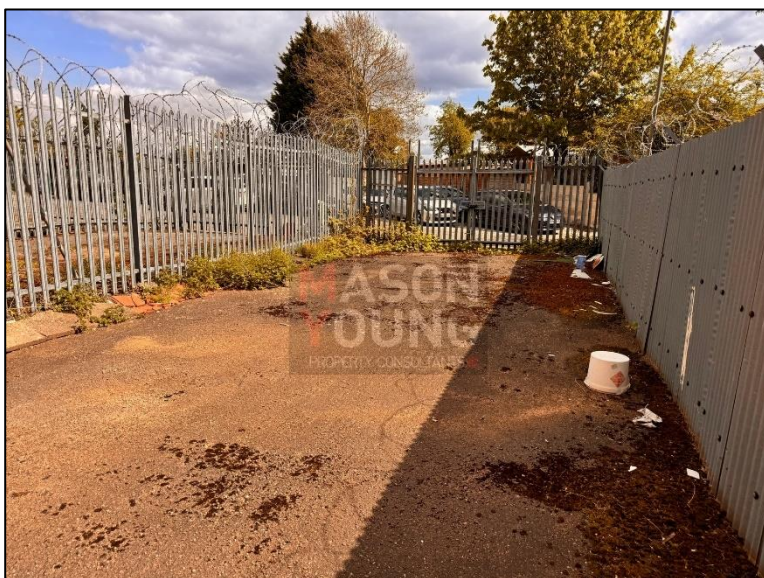
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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