

# TO LET TWO STOREY OFFICE PREMISES



# 461 & 463 LICHFIELD ROAD, ASTON, BIRMINGHAM, B6 7SS 419 - 851 SQ FT (39 - 79 SQ M)

CLOSE TO MOTORWAY PROMINENT LOCATION VARIETY OF USES (STP) FLEXIBLE TERMS

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6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

#### LOCATION

The premises benefits from a considerable frontage onto the main A5127 Lichfield Road, adjoining the intersection with Cuckoo Road (B4137) and within close proximity to Junction 6 of the M6 motorway, "Spaghetti Junction". Birmingham City Centre is located approximately 1.75 miles southwest. The Birmingham and Fazeley Canal is located directly to the rear.

#### DESCRIPTION

The property comprises of a two-storey office building of brick-built construction surmounted by a pitched tiled roof. Internally, the properties benefit from a solid floor with carpet covering, plastered and painted walls/ceiling, fluorescent strip lights, UPVC double glazed windows, wall mounted electric heaters, electric points and a separate kitchen/disabled W/C. Externally, the property benefits from one car parking space to the front.

#### ACCOMMODATION

| AREA               | SQ FT | SQ M |
|--------------------|-------|------|
| 461 – Ground Floor | 119   | 11   |
| 461 – First Floor  | 313   | 29   |
| TOTAL              | 432   | 40   |
| 463 – Ground Floor | 169   | 16   |
| 463 – First Floor  | 250   | 23   |
| TOTAL              | 419   | 39   |

#### PLANNING

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

#### SERVICES

We are advised all main 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 buildings are available individually on a leasehold basis at a quoting rent of  $\pounds6,000$  per annum exclusive, subject to contract. Alternatively, both buildings can be taken at a quoting rent of  $\pounds12,000$  per annum exclusive. Terms to be agreed.

## BUSINESS RATES

461 Lichfield Road is currently listed within the 2023 rating listing as having a rateable value of £4,500. Rates payable will be in the region of £2,245.50.

463 Lichfield Road is currently listed within the 2023 rating listing as having a rateable value of £4,400. Rates payable will be in the region of £2,195.60.

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

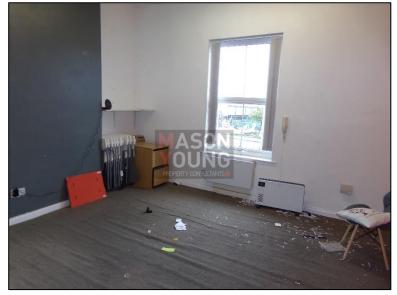
Strictly by prior appointment with sole agents, Mason Young Property Consultants.

#### CONTACT DETAILS

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: <u>af@masonyoung.co.uk</u>









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