

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

THREE STOREY RETAIL PREMISES



**5 HEATHFIELD ROAD, KINGS HEATH,
BIRMINGHAM, B14 7BT**

816 SQ FT (76 SQ M)

- SELF-CONTAINED
- POPULAR LOCATION
- 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 in the heart of Kings Heath, a vibrant suburb of Birmingham. This residential area offers a charming blend of local shops, cafes, and parks. The property is conveniently located approximately 5 miles south of Birmingham City Centre, making for an easy commute of around 20 minutes by car. For those needing to access major routes, the M42 motorway is just 4 miles away, providing swift connections to other parts of the West Midlands. Public transport options are also readily available, with nearby bus routes and train stations enhancing connectivity.

DESCRIPTION

The property comprises of a two-storey end-terraced brick-built building surmounted by a pitched tiled roof. Internally, the property is arranged to provide retail premises on the ground floor, treatment rooms on the first floor and storage space on the second floor. The property benefits from a solid floor with part laminated and part carpet covering, plastered and painted walls/ceiling, spotlights, fluorescent strip lights, alarm system, gas central heating, electric points, a kitchenette and W/C facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	391	36
First Floor	301	28
Second Floor	124	12
TOTAL	816	76

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 gas, 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 £12,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £7,800. Rates payable will be in the region of £3,892.20 per annum respectively.

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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