

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**FORMER SOCIAL CLUB PREMISES**



**25 STATION ROAD, KINGS HEATH,  
BIRMINGHAM, B14 7SS**

**1,206 SQ FT (112 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 located just off the main High Street in the Kings Heath area of Birmingham. This is a well-established retail location, well served by public transport and passing footfall. The unit is situated close to nearby occupiers including KFC, Burger & Sauce, Cake Box, Little Dessert Shop and more. Kings Heath is located approximately 5 miles south of Birmingham city centre, and within easy reach of neighbouring areas such as Moseley, Stirchley and Hall Green.

## DESCRIPTION

The property comprises of a single storey brick-built building with part flat & part pitched metal sheet profile roof. Internally the property benefits from a solid floor with part wooden and part carpeted flooring, plastered and painted walls, suspended ceiling, gas central heating, ceiling fans, UPVC double glazed windows, a kitchen and WC facilities.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Rear	1,206	112
<b>TOTAL</b>	<b>1,206</b>	<b>112</b>

## 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 £15,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £11,000. Rates payable will be in the region of £5,489.00 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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