

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**280-282 CHURCH ROAD, SHELDON,
BIRMINGHAM, B26 3YH
1,413 SQ FT (131 SQ M)**

- HIGH STREET LOCATION
- PROMINENT FRONTAGE
- SELF CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is situated within a parade of shops fronting Brays Road close to the busy road junction with Sheldon Heath Road, The Radleys and Church Road. Brays Road and the local area provide a variety of retail shops, restaurants, takeaways and other independent businesses. The property is approximately 4 ½ miles south East of Birmingham City centre via the A45 Coventry road which provides access to Junction 6 of the M42 circa 2 ¾ miles distant. Birmingham International Airport is approximately ½ mile to the East.

DESCRIPTION

The property comprises of a mixed-use property of traditional brick construction with a flat roof with multiple self-contained retail units on the ground floor and residential accommodation on the upper floors. To the rear of the property is an enclosed shared yard/parking area which provides rear access to the subject and neighbouring properties. Internally the vacant accommodation is on the ground floor and benefits from a glazed shop frontage, tiled floors, slat walls, suspended ceilings incorporating CAT II lighting, alarm, WC accommodation & kitchen facilities. To the front of the property is an electric metal roller shutter and to the rear of the property there is an area for car parking.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,413	131
TOTAL	1,413	131

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 £26,000 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 £15,750. Rates payable will be in the region of £7,859.25 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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