

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**840 KINGSTANDING ROAD,
BIRMINGHAM, B44 9RT
785 SQ FT (72.9 SQ M)**

- PROMINENT LOCATION
- SELF-CONTAINED
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property is located on Kingstanding Road, which is a key route through the Kingstanding area of Birmingham. The property is well situated with a range of retail stores, supermarkets, and local shops nearby. Birmingham City Centre is approximately 6 miles south from the premises. Perry Barr Train Station is located approximately 2.5 miles away from the subject premises. Kingstanding Road connects to the A34, one of the main arterial roads leading in and out of the City Centre. The M6 motorway, junction 7, is approximately 3 miles west from the subject premises, offering excellent connectivity to the national motorway network.

DESCRIPTION

The property is a two-storey building of brick-built construction surmounted with a flat roof. Internally, the property currently benefits from a concrete floor and plastered and painted walls. The property is undergoing a refurbishment to provide a self-contained retail unit on the ground floor with a kitchenette & WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	785	72.9
TOTAL	785	72.9

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 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 £18,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

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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