

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**10 POPLAR ROAD, KINGS HEATH,
BIRMINGHAM, B14 7AD**
420 SQ FT (39 SQ M)

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

T: **0121 285 3535**
F: **0121 285 3536**
W: **masonyoung.co.uk**
E: **info@masonyoung.co.uk**

**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is located on Poplar Road, situated in the vibrant area of Kings Heath, Birmingham. Kings Heath is known for its bustling High Street, offering a range of local amenities, including shops, cafes, supermarkets, and restaurants, all within walking distance of the property. The nearest train station is Bournville, located approximately 2 miles away, which can be accessed via the A4040. The station provides regular services to Birmingham New Street and other destinations, ensuring convenient rail connectivity. Birmingham City Centre is approximately 4 miles north, accessible via public transport, with frequent bus services operating along Kings Heath High Street. The property benefits from excellent access to local amenities and transport links

DESCRIPTION

The property comprises of a two storey mid-terraced building of brick-built construction surmounted by a pitched tiled roof. Internally, the ground floor premises benefit from a solid floor with part laminate and part tiled covering, plastered and painted walls, suspended ceiling with LED lights, electric power points, kitchenette and WC facilities. Externally, the property benefits from a double-glazed shop front and an electric metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	420	39
TOTAL	420	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 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 £10,000. Rates payable will be in the region of £4,990.00 per annum. Small business rate relief may apply.

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: af@masonyoung.co.uk

