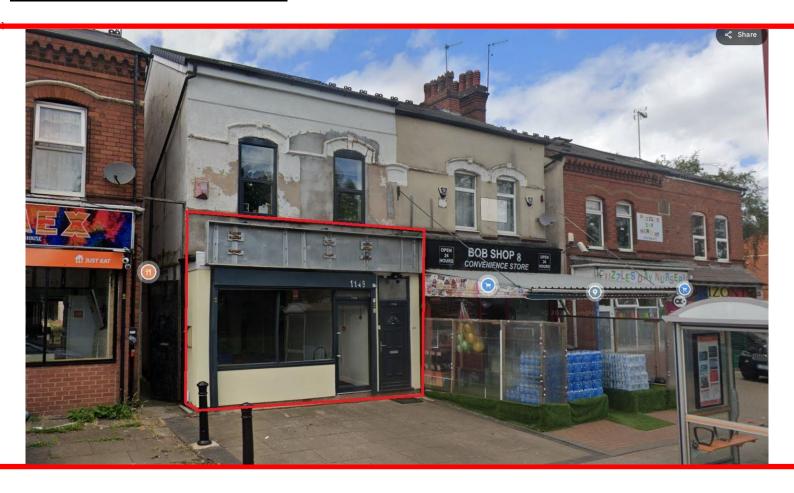


TO LET GROUND FLOOR RETAIL PREMISES



1149 BRISTOL ROAD SOUTH, NORTHFIELD, BIRMINGHAM, B31 2SL 723 SQ FT (67 SQ M)

PROMINENT LOCATION
GROUND FLOOR ONLY
VARIETY OF USES (STP)
FLEXIBLE TERMS

- T: 0121 285 3535
- F: 0121 285 3536
- W: <u>masonyoung.co.uk</u>
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6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The property is located on Bristol Road South, which is on the main A38 arterial route in Northfield. The property is well located with a range of retail stores, supermarkets, and local shops in the nearby Northfield Shopping Centre. Birmingham City Centre is approximately 7 miles northeast from the premises. Northfield Train Station is located approximately 0.6 miles away from the subject premises, providing regular services to Birmingham New Street and other surrounding areas. The A38 is a key route leading in and out of Birmingham City Centre. The M5 motorway, junction 4, is approximately 3 miles southwest from the subject premises, offering excellent connectivity to the national motorway network.

DESCRIPTION

The property comprises of a two-storey building of brick-built construction surmounted by a pitched tiled roof. The vacant accommodation is available on the ground floor. Internally, the property benefits from a solid concrete floor, plastered and painted walls & ceiling, radiators, electric points and fluorescent strip lights. There is also a kitchen and a prep room to the rear that benefit from stainless steel backed walls, sink drainer unit, extraction canopy, fire alarms and WC facilities. Externally, the property offers a glazed shop front with metal electric shutters.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	723	67
TOTAL	723	67

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 $\pounds16,500$ 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 \$7,700. Rates payable will be in the region of \$3,842.30 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

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: af@masonyoung.co.uk









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact or any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any tild documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers or tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.