

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/
OFFICE PREMISES



**308 STRATFORD ROAD, SPARKBROOK,
BIRMINGHAM, B11 1AA**
581 SQ FT (54 SQ M)

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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Warstone Lane
Jewellery Quarter
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B18 6JB

LOCATION

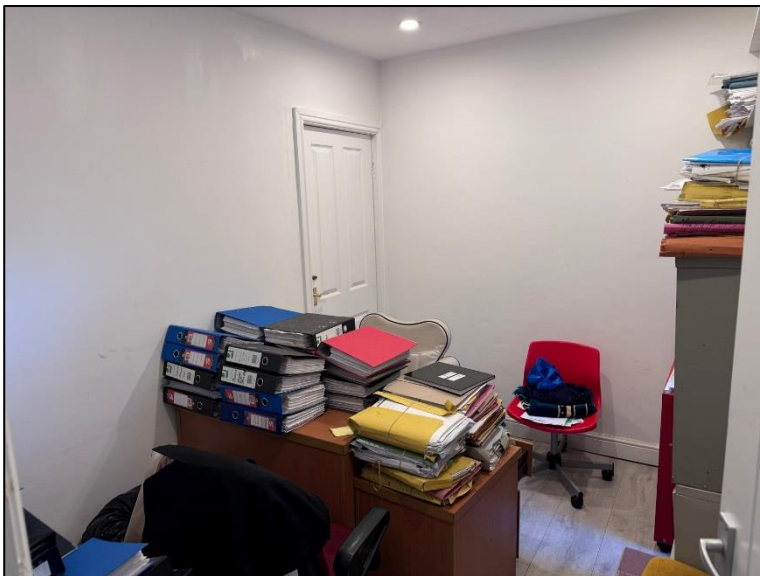
The property is located on Stratford Road, which is on the main A34 arterial route. The property is well situated, benefiting from a variety of retail stores, restaurants, and other local amenities. Birmingham City Centre is approximately 3 miles north west from the premises, offering additional shopping and leisure options. Small Heath Train Station is located approximately 0.8 miles away from the subject premises, providing regular train services to Birmingham New Street and surrounding areas. The A34 is one of the main arterial roads leading in and out of Birmingham City Centre, ensuring excellent transport connectivity. The M42 junction 4 is approximately 6 miles south east from the subject premises, providing access to the national motorway network.

DESCRIPTION

The property comprises a three-storey brick-built building with a pitched tiled roof over. The vacant accommodation is on ground floor and benefits from a glazed shop front, tiled floors, plastered and painted walls, inset light points, laminated floors, a kitchenette and WC facilities. Externally, the property is secured with electric metal shutters to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	581	54
TOTAL	581	54



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 £20,000 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 £12,500. Rates payable will be in the region of £6,237.50 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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