

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**6 HIGH STREET, KINGS HEATH,
BIRMINGHAM, B14 7SW**
952 SQ FT (88 SQ M)

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

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on High Street, which is part of the vibrant Kings Heath area. The property is well located within a range of retail stores, cafes, restaurants, and leisure amenities in the immediate vicinity. Birmingham City Centre is approximately 4 miles north from the premises, providing additional shopping and entertainment options. Bournville Train Station is located approximately 1.7 miles away from the subject premises, offering regular train services to Birmingham New Street and beyond. The A435 is one of the main arterial roads leading in and out of the City Centre, ensuring excellent transport connectivity. The M42 junction 3 is approximately 7 miles south from the subject premises, offering convenient access to the motorway network.

DESCRIPTION

The property comprises a three-storey brick-built building with a pitched tiled roof over. Internally, the ground floor premises benefit from part wallpapered walls, laminated flooring, a suspended ceiling with lighting, a kitchenette and W/C facilities. Externally, the property features a traditional frontage with a glazed shop front and a metal electric shutter to the entrance door.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	952	88
TOTAL	952	88

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 £22,000 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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