

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SELF-CONTAINED OFFICE/
RETAIL PREMISES



**GROUND FLOOR, 1 REDDITCH ROAD,
KINGS NORTON, BIRMINGHAM, B38 8SD**
623 SQ FT (58 SQ M)

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- 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 the corner of Redditch Road & The Green, situated in the heart of Kings Norton. Birmingham City Centre is approximately 6.5 miles north from the premises. Kings Norton Train Station is located approximately 0.5 miles away, providing regular train services to Birmingham New Street and other destinations. The A441 (Pershore Road) is nearby, offering excellent access to the surrounding areas. Junction 2 of the M42 motorway is approximately 4 miles south from the premises, providing convenient access to the wider motorway network.

DESCRIPTION

The property comprises a two-storey semi-detached brick-built building with a pitched tiled roof over. The vacant accommodation is on the ground floor and benefits from a mix of carpeted and solid flooring, plastered and painted walls, suspended ceilings with LED lighting, inset light points, networking points, an intercom entry system, double-glazed UPVC windows and electric heaters. Externally, the property has a bay-fronted display area with parking available at the rear, as well as on-street parking nearby.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|------------|-----------|
| Ground Floor | 623 | 58 |
| TOTAL | 623 | 58 |

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 £13,000 per annum exclusive, subject to contract. Terms to be agreed.

SERVICE CHARGE

1 Redditch Road is subject to an annual service charge of £900 per annum.

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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