

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

GROUND FLOOR RETAIL PREMISES WITH  
UPPER FLOOR ACCOMMODATION



**25 HIGH STREET, KINGS HEATH,  
BIRMINGHAM, B14 7BB  
2,043 SQ FT (190 SQ M)**

- MAIN ROAD FRONTAGE
- POPULAR LOCATION
- SUITABLE FOR CAFÉ/RESTAURANT
- UPPER FLOOR ACCOMODATION

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Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB



## LOCATION

The property is situated on A435 High Street in Kings Heath. The High Street provides a vast variety of national and independent retailers, restaurants, banks & residential accommodation. The property is located approximately 3.6 miles South from Birmingham City Centre and can be accessed via A38 Bristol Street and A441 Pershore Road. The location provides regular public transport to and from City Centre. The A435 High Street connects with Junction 3 of the M42 motorway providing good access to the wider motorway network.

## DESCRIPTION

The property is a three-storey end-terraced retail unit of brick-built construction surmounted by a pitched tiled roof. Internally the property consists of a retail unit on the ground floor with a further accommodation on the first & second floors. The retail accommodation benefits from laminated flooring, light points, a kitchen prep area and WC facilities. The upper floors comprise of various rooms which can be used for residential accommodation and benefits from separate access from the rear.

## ACCOMMODATION

AREA	SQ FT	SQ M
Basement	358	33
Ground Floor	848	79
First Floor	477	44
Second Floor	360	34
<b>TOTAL</b>	<b>2,043</b>	<b>190</b>

## 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 £35,000 per annum exclusive, subject to contract. Terms to be agreed.

There is a premium applicable for the existing fixtures and fittings.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £7,200. Rates payable will be in the region of £3,592.80 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

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