

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

**SHARED COMMERCIAL KITCHEN, FUNCTION
ROOM, FIRST FLOOR OFFICES & ENCLOSED YARD**



**23 KING STREET, SMETHWICK,
WEST MIDLANDS, B66 2JN**

1,330 – 6,479 SQ FT (123.6 - 602 SQ M)

- SHARED COMMERCIAL KITCHEN
- FUNCTION ROOM & OFFICES
- FENCED LAND TO THE SIDE
- CAR PARKING TO THE FRONT

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**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is situated in an established industrial location on King Street, Smethwick. The unit is approximately 0.8 miles from Smethwick High Street via Rolfe St. The property benefits from excellent transport links, with close proximity to Smethwick Rolfe Street railway station. Birmingham City Centre is approximately 3.6 miles north of the premises.

DESCRIPTION

The property comprises of a two-storey industrial building of brick-built construction surmounted by a pitched roof. Internally the ground floor benefits from laminate and tiled flooring, a suspended ceiling incorporating LED lights, a kitchen and WC facilities. The first-floor benefits from carpets, plastered and painted walls and fluorescent strip lighting. The main warehouse which is accessed via the rear has a concrete floor, pitched roof with translucent panels, fluorescent strip lighting, three phase electricity and a warm gas air heater blower. There is also a kitchen and WC facilities contained within. Externally there is a fenced piece of land.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT PAX
Shared Commercial Kitchen	2,906	270	£25,000
Function Room & Offices	2,243	208.4	£20,000
Fenced Land	1,330	123.6	£8,500
TOTAL	6,479	602	

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 0121 569 6000.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase 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 at a rent, subject to contract. Terms to be agreed. Full details can be found in the accommodation table above.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 569 6000.

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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