

MASON YOUNG

PROPERTY CONSULTANTS

LEASE FOR SALE

TWO STOREY RETAIL PREMISES



**512 STRATFORD ROAD, SPARKHILL,
BIRMINGHAM, B11 4AH**

4,000 SQ FT (371.5 SQ M)

- MAIN ROAD FRONTAGE
- FULLY FITTED KITCHEN
- PREMIUM APPLICABLE
- SELF-CONTAINED

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The subject premises occupies an extremely prominent corner position, situated at the inter-section of Stratford Road (A34 – main arterial route – considerable traffic flow) and Baker Street. The position benefits from a strong passing footfall with a wide range of trades represented in the vicinity. Birmingham City Centre is located approximately 5.9 miles North-West

DESCRIPTION

The property is a ground floor self-contained end-terraced retail unit with a glazed shop front. Internally, the retail accommodation benefits from tiled flooring, plastered and painted walls, suspended ceiling with LED lights, a fully fitted kitchen area to include an extraction canopy, a prep area and WC facilities. There is further accommodation available on the first floor, suitable for residential use. Externally the building benefits from a rear courtyard and parking to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement	546	50.8
Ground Floor	2,000	185.8
First Floor	1,454	134.9
TOTAL	4,000	371.5

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 gas, 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/PRICE

The property is available on a leasehold basis at a quoting rent of £60,000 per annum exclusive. A premium of £75,000 is sought in respect of the existing fixtures and fittings. Further details are available upon request.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £13,750.00. Rates payable will be in the region of £6,861.25 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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