

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SELF-CONTAINED INDUSTRIAL PREMISES



**REAR OF 79 THORNBRIDGE AVENUE, GREAT BARR,
BIRMINGHAM, B42 2PW**

650 SQ FT (60.4 SQ M)

- GROUND FLOOR
- SINGLE PHASE ELECTRICITY
- ELECTRIC METAL SHUTTER
- FLEXIBLE TERMS

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Warstone Lane
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LOCATION

The property is located towards the rear of an established local shopping parade comprising a cross section of local and national retailers which includes Greggs, Lloyds Pharmacy, Headway Charity and The Post Office. Thornbridae Avenue is located between Aldridae Road and Beeches Road which in turn leads to the A34 Walsall Road. The shopping parade serves a predominantly residential area. Sutton Coldfield Town Centre is located approximately 5 miles to the north east and Birmingham City Centre is easily accessible via the A34 approximately 5 miles to the south. Hamstead Train Station is located approximately 1.6 miles away from the subject premises.

DESCRIPTION

The property comprises of a ground floor brick-built building surmounted by a pitched roof. Internally the property benefits from concrete flooring, single phase electricity, a suspended ceiling incorporating CAT 2 lights, an electric sub meter and WC facilities. Externally the premises benefits from an electric metal shutter and is accessed via a service road to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	650	60.4
TOTAL	650	60.4

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 water and single 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 of £6,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £7,500. Rates payable will be in the region of £3,742.50 per annum.

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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