

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE/ TO LET

FULLY FITTED RESTAURANT PREMISES

127-129 LADYPOOL ROAD, SPARKBROOK,
BIRMINGHAM, B12 8LH



3,844 SQ FT (357.1 SQ M)

- ROAD FRONTAGE
- SELF CONTAINED
- CHARACTER BUILDING
- FULLY REFURBISHED

■
MY BUSINESS SPACE
MY MANAGEMENT
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MY DEVELOPMENT
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MY AUCTIONS

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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is located on the prominent Ladypool Road, just off Highgate Road A4167 and within close proximity of Stratford Road A34. The premises are within easy reach of local amenities and local independent businesses. Ladypool Road benefits from regular public transport to and from Birmingham City Centre which is located less than 2 miles away.

Description

The property is a three-storey brick built construction which comprises of ground floor open plan seating area, food preparation work area of stainless steel and LCD menu displays. First floor provides further accommodation with solid wood flooring, fitted commercial kitchen and walk-in refrigerator including extraction system to ground and first floor kitchens. Separate W/Cs is incorporated on ground and first floors. Second floor provides office area, large storage room, laminate wood flooring. The property benefits from hot/cold air conditioning and double glazing over all floors and intruder interlock alarm systems.

Accommodation

AREA	SQ FT	SQ M
GROUND FLOOR	1,383	128.5
FIRST FLOOR	1,383	128.5
SECOND FLOOR	1,078	100.1
TOTAL	3,844	357.1

Planning

We have been informed by the landlord that planning permission has been granted for A3 use. This makes it suitable for a variety of retail uses.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure

The property is available at a rent of £80,000 per annum on a FRI basis, subject to contract. A premium of £300,000 is being sought in respect of the existing fixtures & fittings. Further details upon request.

Alternatively, the Freehold interest is available with offers in the region of £975,000.

Business Rates

The property is currently listed within the 2010 rating listing as having a rateable value of £11,000. Rates payable will be in the region of £5,423 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

Viewing

Strictly by prior appointment with the sole agents, Mason Young Property Consultants.

Contact Details

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