

**MASON  
YOUNG**

PROPERTY CONSULTANTS

# TO LET

FIRST FLOOR SELF-CONTAINED OFFICES

364a HIGH STREET, SMETHWICK,  
BIRMINGHAM, B66 3PD



## 721 SQ FT (67 SQ M) NIA

- PROMINENT LOCATION
- CENTRALLY HEATED
- SELF-CONTAINED
- FLEXIBLE TERMS

■  
MY BUSINESS SPACE  
MY MANAGEMENT  
MY LEASE CONSULTANCY  
MY DEVELOPMENT  
MY INVESTMENT  
MY AUCTIONS

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#### Location

The property is situated fronting the main Smethwick High Street in close proximity to Windmills Shopping Centre.

Within easy reach is the (A41) Holyhead Road and Birmingham Road which in turn allows direct access to Junction 1 of the M5 Motorway.

#### Description

The property is a two storey building of brick built construction surmounted by a pitched slate roof. The vacant office accommodation is self-contained and located on the first floor via a staircase direct from the High St. The office benefits from carpets, fluorescent strip lighting, gas-fired central heating and power points. There is a kitchen area and separate WC accommodation.

#### Accommodation

364a High St	SQ FT	SQ M
First Floor	721	67
<b>TOTAL</b>	<b>721</b>	<b>67</b>

#### Planning

We have been informed by the landlord that planning permission has been granted for B1 use.

Please refer any queries to Sandwell MBC Planning Department on 0121 569 4054.

#### Services

We are advised all main services are connected.

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

The first floor is available to let on a FRI basis, terms to be agreed, at a rent of £10,000 per annum exclusive.

#### Business Rates

The property is currently listed within the 2017 rating listing as having a rateable value of £3,950. Rates payable will be in the region of £1,892.05. Small business rate relief may apply.

Interested parties are advised to make their own enquiries to Sandwell MBC on 0121 638 1155.

#### VAT

This property is not elected for VAT.

#### Legal Costs

Each party to pay their own legal costs incurred in this transaction.

#### Viewing

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

#### Contact Details

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