

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

NEW BUILD RETAIL & OFFICES

**1 ALUM ROCK ROAD, ALUM ROCK,
BIRMINGHAM, B8 1SH**



800 – 3,200 SQ FT (74.3 – 297.2 SQ M)

- PROMINENT LOCATION
- 24 HOUR ACCESS
- NEW BUILD
- SHELL SPECIFICATION

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

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Location

The property is located on Alum Rock Road being approximately 4 miles north-east of Birmingham City Centre. The subject premises are situated in a prominent position on Alum Rick Road within a parade of shops occupied by other local independent retailers. The position benefits from a strong passing footfall with a wide range of trades represented in the vicinity.

Description

The site is a rectangular shape which is currently fenced and accessed via a driveway and yard adjacent to 7-13 Alum Rock Road.

Accommodation

AREA	SQ FT	SQ M
Unit 1	800	74.3
Unit 2	800	74.3
Unit 3	800	74.3
Unit 4	800	74.3
TOTAL	3,200	297.2

Services

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

Each unit is available at a rent of £30,000 per annum on a FRI basis, subject to contract. Terms to be agreed.

Business Rates

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

VAT

We understand that the property is 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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