

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

NEW BUILD RETAIL PREMISES

**492 SHELDON HEATH ROAD, SHELDON
HEATH, BIRMINGHAM, B26 2RU**



1,327 SQ FT (123.3 SQ M)

- SELF-CONTAINED
- NEW BUILD PREMISES
- CAR PARKING AVAILABLE
- FLEXIBLE TERMS

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

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

m: 07929 410 481
t: 0121 285 3535
f: 0121 285 3536
e: info@masonyoung.co.uk
w: masonyoung.co.uk

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

Location

The property is situated in a prominent location fronting Sheldon Heath Road in Birmingham. This is close to a roundabout which provides a variety of retail units, businesses and eateries. Birmingham City Centre is approximately 7 miles West and has regular public transport from New Street train station.

Description

The property forms part of a three storey new build development which comprises of two ground floor retail units and fourteen self-contained apartments on the upper floors. Internally the premises comprises of concrete floors, breeze block built walls and currently is in a 'shell' form. The landlord will fit install a suitable shop frontage to meet any prospective tenants requirements.

Accommodation

492 Sheldon Heath Road	SQ FT	SQ M
Retail	1,327	123.3
TOTAL	1,327	123.3

Planning

We have been informed by the landlord that planning permission has been granted for A1 retail 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

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 property is available at a rent of £17,500 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.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

VAT

We understand that the property is elected for VAT.

Viewing

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

Contact Details

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.