

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

RETAIL/SHOWROOM PREMISES

56-58 CONSTITUTION HILL, HOCKLEY,
BIRMINGHAM, B19 3JT



1,840 SQ FT (170.9 SQ M)

- PROMINENT LOCATION
- SECOND FLOOR ACCOMODATION
- FLEXIBLE TERMS
- POTENTIAL FOR A VARIETY OF USES (STP)

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

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Location

The property occupies a prominent position fronting the main B4100 Constitution Hill. The B4100 is a main arterial route leading into Birmingham City Centre and a 10 minute drive to Junction 1 of the M5 motorway. The historic St Pauls Square is within walking distance as is the City Centre. There are excellent transport links and local amenities within close proximity. The A38(M) is approximately 0.5 miles away which leads to the wider national motorway network.

Description

The property comprises a three storey mixed use building of brick built construction surmounted by a flat felt roof. The vacant accommodation is located on the second floor which is accessed via a stairwell to the side and can be used for a variety of uses (subject to planning). Internally the accommodation benefits from carpeted floors, suspended ceiling, fluorescent strip lighting, power points and WC facilities in the common area.

Accommodation

56-58 Constitution Hill	SQ FT	SQ M
Second Floor	1,840	170.9
TOTAL	1,840	170.9

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 property is available on flexible lease terms on an IRI basis, subject to contract.

Rent

The property is available at a quoting rent of £12,000 per annum exclusive, subject to contract. Terms to be agreed.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £6,700. Rates payable will be in the region of £3,209.30 per annum.

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.

Viewing

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

Contact Details

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