

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

**GROUND FLOOR RETAIL PREMISES**

**41 WATFORD ROAD, KINGS NORTON,  
BIRMINGHAM, B30 1JB**



**602 SQ FT (55.9 SQ M)**

- SELF-CONTAINED
- ROAD FRONTAGE
- PROMINENT LOCATION
- FLEXIBLE TERMS

■  
MY BUSINESS SPACE  
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MY LEASE CONSULTANCY  
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MY AUCTIONS

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#### Location

The property is situated in a prominent location fronting Watford Road, close to the junction with Northfield Road and Rowheath Road. Watford Road and the local area provide a variety of retail shops, restaurants, takeaways and other independent businesses. Kings Norton Train Station is a short walk from the premises and benefits from regular public transport. Birmingham City Centre is located approximately 5 miles north of the subject premises and the M5 motorway located approximately 7 miles north.

#### Description

The property is a two-storey end-terrace building of brick-built construction with a pitched slate roof. The vacant accommodation is on the ground floor and benefits from UPVC glazed frontage, plaster & painted walls, suspended ceilings incorporating CAT II lighting, gas central heating, WC accommodation & kitchen facilities. To the front of the property is an electric metal roller shutter and to the rear of the property there is an area for car parking.

#### Accommodation

41 Watford Road	SQ FT	SQ M
Retail	602	55.9
<b>TOTAL</b>	<b>602</b>	<b>55.9</b>

#### 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/Rent

The property is available at a quoting rent of £15,000 per annum exclusive, subject to contract.

#### Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £6,100. Rates payable will be in the region of £2,921.90 per annum.

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

#### VAT

We understand that the property is not 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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