

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

RETAIL/SHOWROOM PREMISES

**32-34 CONSTITUTION HILL, HOCKLEY,
BIRMINGHAM, B19 3JT**



2,205 SQ FT (205 SQ M)

- PROMINENT LOCATION
- RETAIL SHOWROOM
- 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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Please call for more information t: 0121 285 3535 m: 07929 410 481

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 here there are excellent transport links as well as local amenities. The A38(M) is approximately 0.5 miles away which leads to the wider motorway network.

Description

The property comprises a two-storey mixed use building of brick built construction under a pitched tiled roof. The showroom is located on the ground floor and benefits from a suspended ceiling, fluorescent strip lighting, a kitchen and WC accommodation. The property also benefits from metal roller shutters to front and car parking at the rear.

Accommodation

32-34 Constitution Hill	SQ FT	SQ M
Retail showroom	2,205	205
TOTAL	2,205	205

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.

Planning

The property currently benefits from A1 retail use. A change of use is possible, subject to planning.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

Tenure/Rent

The property is available on flexible lease terms on an IRI basis at a quoting rent of £25,000 per annum exclusive, subject to contract.

Business Rates

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

Legal Costs

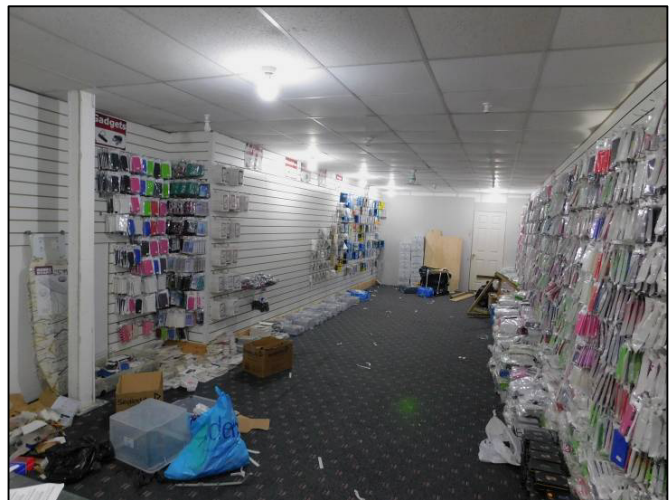
Each party to pay their own legal costs incurred in this transaction.

Viewing

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

Contact Details

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