

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR A5 TAKEAWAY WITH
UPPER FLOORS ACCOMMODATION

25 HIGH STREET, KINGS HEATH,
BIRMINGHAM, B14 7BB



1,771 SQ FT (164.6 SQ M)

- MAIN ROAD FRONTAGE
- CAR PARKING AVAILABLE
- A5 CONSENT GRANTED
- UPPER FLOORS ACCOMMODATION

■
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 is situated on A435 High Street in Kings Heath. The High Street provides a vast variety of national and independent retailers, restaurants, banks & residential accommodation. The property is located approximately 3.6 miles South from Birmingham City Centre and can be accessed via A38 Bristol Street and A441 Pershore Road. The location provides regular public transport to and from City Centre. The A435 High Street connects with Junction 3 of the M42 motorway providing good access to the wider motorway network.

Description

The property is a three storey end-terraced retail unit of brick built construction surmounted by a pitched tiled roof. Internally the property consists of a retail unit on the ground floor with a self-contained two bedroom flat at the first & second floors which is accessed internally. The retail accommodation benefits from a tiled floor, fluorescent strip lighting, gas central heating, power points, a kitchen with and extraction canopy and WC facilities. Towards the rear of the property is a store room and car parking accessed via a service yard.

Accommodation

25 HIGH STREET	SQ FT	SQ M
Basement	358	33.2
Ground Floor	576	53.5
First Floor	477	44.4
Second Floor	360	33.5
TOTAL	1,771	164.6

Planning

We have been informed by the landlord that planning permission has been granted for A5 use.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

Services

We are advised all main services are connected.

Tenure

The property is available at a rent of £25,000 per annum on a FRI basis, 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 £5,400. Rates payable will be in the region of £2,586.60 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 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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