

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

**GROUND FLOOR RETAIL PREMISES**

**3 ST MARYS ROW, MOSELEY,  
BIRMINGHAM, B13 8HW**



**874 SQ FT (81.2 SQ M)**

- SELF-CONTAINED
- PROMINENT LOCATION
- CHARACTER BUILDING
- 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 is situated in a prominent position on St Marys Row, just off Alcester Road in Moseley. The local area provides a variety of retail shops, restaurants, takeaways and other independent businesses. Moseley Village Train Station in a short walk from the premises and benefits from regular public transport. Birmingham City Centre is located approximately 2.5 miles north of the subject premises and the M5 motorway located approximately 7 miles north

### Description

The premises comprise a Grade listed three storey mid-terraced building of traditional brick-built construction with a pitched slate roof. The available accommodation is on the ground and basement floors and benefits from a glazed shop frontage, wooden flooring, plaster & painted walls, inset ceiling lights, electric heating, WC accommodation & kitchen facilities.

### Accommodation

3 ST MARYS ROW	SQ FT	SQ M
Ground Floor	541	50.3
Basement	333	30.9
<b>TOTAL</b>	<b>874</b>	<b>81.2</b>

### Planning

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

### Services

We are advised electric & water 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 rent of £20,000 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 £11,250. Rates payable will be in the region of £5,388.75 per annum for the ground floor.

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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