

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR PREMISES

**494-496 COLLEGE ROAD,
KINGSTANDING, BIRMINGHAM, B44 0HL**



1,167 – 5,017 SQ FT (108.4 – 466.0 SQ M)

- MAIN ROAD FRONTAGE
- CAR PARKING AVAILABLE
- SUITABLE FOR A VARIETY OF USES
- FLEXIBLE TERMS

■
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 location fronting College Road between the junctions of Hawthorne Road and Sunnybank Avenue. The immediate vicinity provides a mix of new and well established housing providing a good immediate area for trade. College Road is a busy arterial route, serving Kingstanding and links with A452 Chester Road and the A34 Walsall Road. Birmingham City Centre is approximately 5 miles south and junction 6 of the M6 Motorway is approximately 2½ miles away.

Description

494 College Road: This property comprises of a single storey double fronted unit of open plan showroom/retail accommodation with ancillary storage towards the rear.

496 College Road: This property comprises of a two storey unit of brick built construction surmounted by a hipped slate roof. Internally the property benefits from retail area on the ground floor and further rooms and WC facilities on the first floor.

The properties benefit from an attractive brick forecourt area which is suitable for external display or car parking.

Accommodation

UNITS	SQ FT	SQ M
494 College Road	3,850	357.6
496 College Road	1,167	108.4
TOTAL	5,017	466.0

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 rent of £45,000 per annum for 494 College Road and £20,000 per annum for 496 College Road on a FRI basis, subject to contract. Terms to be agreed.

Business Rates

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

VAT

We understand that the property is 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.

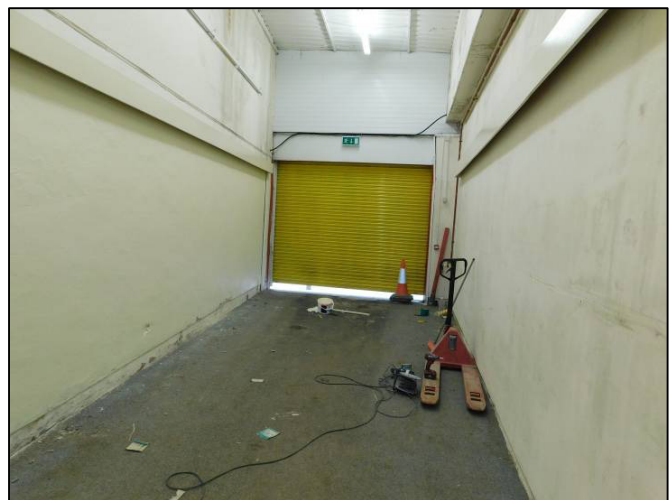
Contact Details

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