

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SELF-CONTAINED TREATMENT ROOMS

**273 HAGLEY ROAD, EDGBASTON,
BIRMINGHAM, B16 9NB**



701 SQ FT (65.2 SQ M)

- MAIN ROAD FRONTAGE
- CAR PARKING AVAILABLE
- IDEAL FOR CLINIC USE
- FLEXIBLE TERMS

■
MY BUSINESS SPACE
MY MANAGEMENT
MY LEASE CONSULTANCY
MY DEVELOPMENT
MY INVESTMENT
MY AUCTIONS

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

m: 07929 410 481
t: 0121 285 3535
f: 0121 285 3536
e: info@masonyoung.co.uk
w: masonyoung.co.uk

Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is situated in a prominent location fronting the main A456 Hagley Road. Birmingham City Centre is located less than 2 miles away and Junction 3 of the M5 motorway is approximately 3 miles away. Hagley Road provides one of the main arterial routes into the city and communications are excellent with regular bus services and nearby Five Ways train station.

Description

The property is a two-storey semi-detached building of brick construction surmounted by a pitched slate roof with car parking available at the front and rear of the building. Internally, the building is fitted out to a high standard and benefits from a communal reception and waiting area, carpets, fluorescent strip lighting, gas fired central heating, power points, alarm and CCTV.

Accommodation

273 HAGLEY ROAD	SQ FT	SQ M	
Ground Floor	287	26.7	
First Floor	414	38.5	LET
TOTAL	701	65.2	

Planning

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

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 ground floor is available at a rent of £7,800 per annum on an IRI 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 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.