

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# LEASE FOR SALE

**TWO STOREY RESTAURANT PREMISES  
2 STOCKWELL ROAD, HANDSWORTH,  
BIRMINGHAM, B21 9RJ**



**2,987 SQ FT (277.5 SQ M)**

- PROMINENT LOCATION
- PREMIUM APPLICABLE
- MODERN PREMISES
- FULLY FITTED

■  
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 on Stockwell Road and front Oxhill Road in Handsworth. Stockwell Road is accessed via College Road. Birmingham City Centre is located approximately 3.4 miles south east from the subject premises. Hamstead Train Station is located approximately 1.3 miles from the premises and benefits from regular public transport.

#### Description

The property is a two-storey building of brick-built construction surmounted by a pitched slate roof. The accommodation internally benefits from a glazed shop frontage, tiled floors, part plaster & painted and part tiled walls, spot lights, CCTV, alarm, separate & disabled WC facilities. The main kitchen is located in the basement and benefits from tiled flooring, stainless steel wall cladding, fluorescent strip lighting, stainless steel sinks and drainers, extraction canopy and a cold store. There is further accommodation on the upper floors which is accessed via a staircase from the rear garden. There is also a detached garage at the rear which is useful for storage.

#### Accommodation

2 STOCKWELL ROAD	SQ FT	SQ M
Ground Floor	1,581	146.9
First Floor	618	57.4
Basement	296	27.5
Yard	492	45.7
<b>TOTAL</b>	<b>2,987</b>	<b>277.5</b>

#### Services

We are advised all main services are connected.

#### Energy Performance Certificates

Details available upon request.

#### Tenure/Rent

The property is currently let on a FRI lease at a passing rent of £19,440 per annum exclusive. The current lease can be assigned or a new lease agreed directly with the landlord.

A premium of £160,000 is sought in respect of the fixtures and fittings & goodwill. Stock as value. Further details are available upon request

#### Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £6,400. Rates payable will be in the region of £3,065.60 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 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.