

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

**TWO STOREY MODERN OFFICE PREMISES**

**393-395 SOHO ROAD, HANDSWORTH,  
BIRMINGHAM, B21 9SF**



**926 SQ FT (86.0 SQ M)**

- SELF-CONTAINED
- MAIN ROAD FRONTAGE
- MODERN PREMISES
- 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 lies in a prominent location in Handsworth which is an inner city, urban area of Birmingham in the West Midlands. The premises are situated on the A41 and lies 3 miles East of Birmingham City Centre with Junction 1 of the M5 approximately 2 miles North West. The property lies in the heart of the Soho Road within a busy shopping area, with multiple retailers in close proximity to include Barclays Bank, Greggs, Iceland, Lidl and various other independent retailers.

### Description

The property comprises a two-storey building of traditional brick construction with a rendered façade surmounted by a pitched slate roof. Internally the accommodation benefits from a glazed shop frontage, hardwood flooring, part wallpaper & part plaster & painted walls & ceiling, inset ceiling lights, gas central heating, CCTV, alarm, networking points and WC facilities. To the front of the property there are electric metal roller shutters.

### Accommodation

393-395 SOHO ROAD	SQ FT	SQ M
Ground Floor	534	49.6
First Floor	392	36.4
<b>TOTAL</b>	<b>926</b>	<b>86.0</b>

### 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 £32,500 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 £8,600. Rates payable will be in the region of £4,119.40 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.