

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

**THREE STOREY OFFICE/RETAIL
WITH SECURE REAR YARD**

**436-438 BIRCHFIELD ROAD, PERRY
BARR, BIRMINGHAM, B20 3JG**



2,313 SQ FT (214.9 SQ M)

- SELF-CONTAINED
- MAIN ROAD FRONTAGE
- YARD TO THE REAR
- VARIETY OF USES (STP)

■
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 A34 Birchfield Road in Perry Barr. Birmingham City Centre is located 3 miles south of the subject premises with Birchfield Road leading directly into Birmingham City Centre. The property is located within a popular parade of shops which vary from independent greengrocers, retail shops and banks.

Description

The property is a three-storey building of traditional brickwork with a rendered façade surmounted by a traditional slate roof. The property provides office suites over three floors and further storage space in the basement. Internally the property benefits from a glazed shop double frontage, carpets, plastered & painted walls & ceilings, gas fired central heating, kitchen & WC facilities. To the front of the property there are electric metal roller shutters doors to the doors and windows. To the rear of the property is a secure gated yard useful for storage.

Accommodation

436-438 BIRCHFIELD ROAD	SQ FT	SQ M
Ground Floor	1,026	95.3
First Floor	759	70.6
Second Floor	362	33.6
Basement	166	15.4
TOTAL	2,313	214.9

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/Price

The freehold interest is available at a quoting price of £495,000, subject to contract.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £9,700 & £2,275. Rates payable will be in the region of £4,646.30 & £1,089.75 per annum for the ground floor and first & second floors respectively.

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.