

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

SELF-CONTAINED A3/A5 USE

**185-187 SOHO ROAD, HANDSWORTH,
BIRMINGHAM, B21 9SU**



2,301 SQ FT (213.8 SQ M)

- SELF-CONTAINED
- ESTABLISHED LOCATION
- A3/A5 PREMISES
- FLEXIBLE TERMS

■
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MY DEVELOPMENT
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MY AUCTIONS

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Location

The property is situated in a prominent location fronting Soho Road in Handsworth. The retail unit sits in a parade of shops which provide a mixture of retail units and takeaways. Birmingham City Centre is located approximately 2.1 miles from the subject premises.

Description

The property comprises a mid-terraced two storey double fronted retail unit of traditional brickwork construction surmounted by a flat roof. The available accommodation is on the ground and first floors. The ground floor consists on the main retail area and benefits from a glazed shop frontage, tiled floors, a fully fitted kitchen and separate WC facilities. The first floor provides further storage premises and an office suite. To the front of the premises is a dedicated car park. There is additional parking to the rear of the property.

Accommodation

185-187 Soho Road	SQ FT	SQ M
Ground Floor	1,873	174.0
Ground Floor Store	428	39.8
TOTAL	2,301	213.8

Planning

We have been informed that planning permission has been granted for A3 & A5 use.

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 whole property is available at a rent of £45,000 per annum on a FRI basis, subject to contract. Alternatively, the retail units can be taken individually at a quoting rent of £22,500 per annum exc. Terms to be agreed.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £29,000. Rates payable will be in the region of £13,891 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.

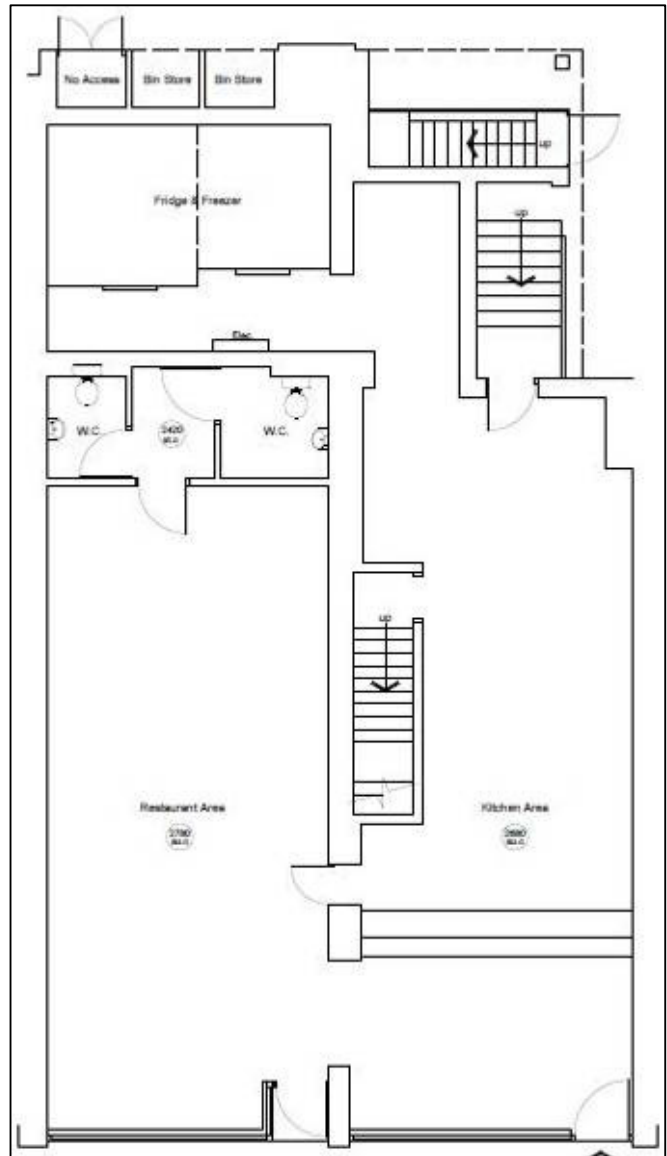
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