

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR RETAIL PREMISES

**69 RADDLEBARN ROAD, SELLY PARK,
BIRMINGHAM, B29 6HQ**



548 SQ FT (51 SQ M)

- SELF-CONTAINED
- ROAD FRONTAGE
- PROMINENT LOCATION
- FLEXIBLE TERMS

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

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Location

The property is situated in a prominent location fronting Raddlebarn Road, close to the junction with Tiverton Road. Raddlebarn Road and the local area provide a variety of retail shops, restaurants, takeaways and other independent businesses. Selly Park is a short walk from the premises which also benefits from regular public transport. Birmingham City Centre is located approximately 3 miles south of the subject premises. Selly Oak hospital and Birmingham University are located nearby.

Description

The property is a two-storey mid-terraced building of brick-built construction with a pitched slate roof. The vacant accommodation is on the ground floor and benefits from a glazed shop front, tiled floors & walls, suspended ceilings incorporating fluorescent strip lighting, gas mains, a cold store, a kitchen/prep area, WC accommodation & alarm. To the front of the property is an electric metal roller shutter.

Accommodation

69 Raddlebarn Road	SQ FT	SQ M
Retail	548	51
TOTAL	548	51

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 quoting rent of £10,000 per annum exclusive, subject to contract.

Business Rates

The property is currently listed within the 2017 rating listing as have a rateable value of £3,950. Rates payable will be in the region of £1,943.40 per annum. Small business rate relief may apply.

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

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