

TO LET

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

**SELF-CONTAINED RETAIL UNITS
WITH GROUND & FIRST FLOOR
WAREHOUSE & ON-SITE CAR PARKING**

**254 – 258 LOZELLS ROAD, LOZELLS,
BIRMINGHAM, B19 1NR**



633 – 6,495 SQ FT (58.9 – 603.5 SQ M)

- SELF-CONTAINED RETAIL UNITS
- GROUND & FIRST FLOOR WAREHOUSE
- MAIN ROAD FRONTAGE
- ON SITE CAR PARK TO THE REAR

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

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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is located on Lozells Road close to the junction with Villa Road & Heathfield Road, just a few minutes away from the B4124 Hamstead Road. The B4124 being a main arterial route from Handsworth Wood to Hockley which further leads into Birmingham City Centre. Birmingham City Centre is approximately 2 miles from the subject property.

Description

The property comprises of a mid-terraced two storey building of brick-built construction surmounted by a pitched slate roof. The vacant accommodation is available on the ground & first floors. The ground floor consists of three self contained retail units, accessed via Lozells Road. The units are in shell form and benefit from LED lights and drainage points. Externally there is an electric metal roller shutter to the front.

In addition to these retail units, there is further accommodation on the ground & first floors, which is accessed via the rear. Internally the property benefits from a glazed shop front at the rear with a metal sliding door, concrete floors, gas-fired central heating, three phase electricity, fluorescent strip lighting, a goods lift and an alarm. To the rear of the property is an on-site car park which is suitable for customer/staff parking.

Accommodation

AREA	SQ FT	SQ M	RENTS (PAX)
Retail Unit 1	633	58.9	£12,500
Retail Unit 2	768	71.4	£13,500
Retail Unit 3	684	63.5	£12,500
Ground Floor	2,042	189.7	
First Floor	2,368	220	£20,000
TOTAL	6,495	603.5	

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure/Rent

The property is available on a rental basis on a FRI basis, subject to contract. Terms to be agreed. Full details of the rents can be found in the accommodation schedule above.

Business Rates

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

VAT

We understand that the property is not elected for VAT.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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