TO LET

GROUND FLOOR RETAIL PREMISES

3 ST MARYS ROW, MOSELEY,
BIRMINGHAM, B13 8HW

874 SQ FT (81.2 SQ M)

- SELF-CONTAINED
- PROMINENT LOCATION
- CHARACTER BUILDING
- VARIETY OF USES (STP)

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Warstone Lane
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Location
The property is situated in a prominent position on St Marys Row, just off Alcester Road in Moseley. The local area provides a variety of retail shops, restaurants, takeaways and other independent businesses. Moseley Village Train Station is a short walk from the premises and benefits from regular public transport. Birmingham City Centre is located approximately 2.5 miles north of the subject premises and the M5 motorway located approximately 7 miles north.

Description
The premises comprise a Grade listed three storey mid-terraced building of traditional brick-built construction with a pitched slate roof. The available accommodation is on the ground and basement floors and benefits from a glazed shop frontage, wooden flooring, plaster & painted walls, inset ceiling lights, electric heating, WC accommodation & kitchen facilities.

Accommodation

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<thead>
<tr>
<th>3 ST MARYS ROW</th>
<th>SQ FT</th>
<th>SQ M</th>
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<tbody>
<tr>
<td>Ground Floor</td>
<td>541</td>
<td>50.3</td>
</tr>
<tr>
<td>Basement</td>
<td>333</td>
<td>30.9</td>
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<tr>
<td>TOTAL</td>
<td>874</td>
<td>81.2</td>
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Planning
Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

Services
We are advised electric & water 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 £20,000 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 £11,250. Rates payable will be in the region of £5,388.75 per annum for the ground floor.

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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