

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR RETAIL UNIT



**145 WEOLEY CASTLE ROAD,  
WEOLEY CASTLE, BIRMINGHAM, B29 5QH  
1,571 SQ FT (146 SQ M)**

- PROMINENT FRONTAGE
- ESTABLISHED LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Weoley Castle Road and is accessed directly off Castle Square, which leads onto the main Barnes Hill (B4121). The property is located in the heart of the main shopping area of Weoley Castle. Birmingham City Centre is located approximately 6 miles north east of the subject premises. Selly Oak Train Station is approximately 2 miles east and provides regular links into Birmingham City Centre.

## DESCRIPTION

The property comprises of a two-storey end terrace brick-built building surmounted by a pitched tiled roof. Internally, the ground floor retail unit benefits from a concrete floor, painted and plastered walls, suspended ceiling with LED lighting, a kitchen and WC facilities. Externally, the property benefits from a glazed shop front, electric metal shutters and a tarmacadam surfaced forecourt.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,571	146
<b>Total</b>	<b>1,571</b>	<b>146</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised services are connected to include water and electricity.

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 on a leasehold basis at a quoting rent of £25,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

## BUSINESS RATES

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

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## 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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