

# MASON YOUNG

PROPERTY CONSULTANTS

# LEASE FOR SALE

TWO-STOREY RESTAURANT PREMISES



**170 LOZELLS ROAD, LOZELLS, BIRMINGHAM  
B19 2SX**

**2,513 SQ FT (233 SQ M)**

- PROMINENT LOCATION
- FULLY FITTED KITCHEN
- MAIN ROAD FRONTAGE
- PREMIUM APPLICABLE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated along Lozells Road close to the junction with Villa Road and Heathfield Road within close proximity to the B4124 Hamstead Road. The Hamstead Road is 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 and accessible via dual carriageway along the A34.

## DESCRIPTION

The building comprise a two storey retail premises of brick-built construction surmounted by a pitched tiled roof and a glazed shop front. Internally the property benefits from a tiled floor, plaster & painted walls, inset ceiling light points, a fully fitted kitchen and separate WC facilities.

## ACCOMMODATION

| AREA         | SQ FT        | SQ M         |
|--------------|--------------|--------------|
| Basement     | 180          | 16.7         |
| Ground Floor | 1,760        | 163.5        |
| First Floor  | 573          | 53.1         |
| <b>TOTAL</b> | <b>2,513</b> | <b>233.9</b> |

## PLANNING

We have been informed by the landlord that planning permission has been granted for A3 use.

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

## SERVICES

We are advised all main services are connected to include mains gas, water and three phase 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/PRICE.

A premium of £65,000 is sought in respect of the fixtures and fittings. Stock at value. The quoting rent is £26,000 per annum exclusive, terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £7,700. Rates payable will be in the region of £3,842 per annum.

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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