

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR LOUNGE / BAR



**628 – 630 BRISTOL ROAD, SELLY OAK
BIRMINGHAM, B29 6BQ
2,202 SQ FT (205 SQ M)**

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- VARIETY OF USES
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is located on Bristol Road, which is on the main A38 arterial route in Selly Oak. The M5 motorway, junction 3, is approximately 6 miles west from the subject premises, offering excellent connectivity to the national motorway network. The A38 is one of the main roads leading in and out of the City Centre, making the property easily accessible. The property is well located with a range of retail stores, restaurants, and supermarkets in the nearby Selly Oak Shopping Park. Birmingham City Centre is approximately 4 miles northeast from the premises. Selly Oak Train Station is located approximately 0.4 miles away from the subject premises, providing regular services to Birmingham New Street and other areas.

DESCRIPTION

The premises comprise a mid-terraced, two-storey retail building of brick-built construction, surmounted by a pitched tiled roof, with the ground floor currently vacant. The ground floor was formally utilised as a café/restaurant. Internally, the property benefits from solid floor with tiled covering together with areas of laminate and carpet, part suspended ceiling incorporating LED lighting and additional light points, and benefits from gas central heating and standard electrical points. The fitted kitchen includes an extraction canopy, with walls finished in stainless steel and UPVC cladding, and the space further benefits from air conditioning, a sink drainer unit, and separate W/C facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,202	205
TOTAL	2,202	205

PLANNING

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

SERVICES

We are advised services are connected to include mains gas, 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 £45,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2026 rating listing as have a rateable value of £24,500. Rates payable will be in the region of £10,584.00 per annum.

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

BUILDING INSURANCE

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

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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