

MASON YOUNG

PROPERTY CONSULTANTS

LEASE FOR SALE

ESTABLISHED BAR/RESTAURANT PREMISES



**40-42 ST MARY'S ROW, MOSELEY,
BIRMINGHAM, B13 8JG**
2,404 SQ FT (223 SQ M)

- PROMINENT LOCATION
- FULLY FITTED KITCHEN
- PREMIUM APPLICABLE
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property occupies a prominent position on St Mary's Row in Moseley, an affluent and well-established suburb approximately 3 miles south of Birmingham City Centre. The premises benefit from a strong roadside presence within a popular and vibrant local retail and leisure pitch, attracting high levels of pedestrian and passing vehicular traffic. The property is well served by nearby Alcester Road (A435), which provides direct access into Birmingham City Centre to the north and connects to surrounding South Birmingham suburbs and the wider regional road network.

DESCRIPTION

The property is a three-storey commercial building of brick-built construction surmounted with a part flat and part pitched tiled roof. Internally, the property is currently configured and fitted as a bar/restaurant premises that benefits from a basement. The ground floor provides a solid floor with laminate covering, plastered and painted walls, inset light points, a bar area, kitchen, extraction canopy and WC facilities. Externally, the property benefits from a glazed shop front and an electric metal shutter. To the rear of the premises, there is pay & display parking.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement	520	48
Ground Floor	1,884	175
TOTAL	2,404	223

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

A premium of £150,000 is sought in respect of the fixtures and fittings. Further details are available upon request.

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 £30,250. Rates payable will be in the region of £13,068 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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