

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

RETAIL/OFFICE PREMISES



**80 RADDLEBARN ROAD, SELLY OAK,
BIRMINGHAM, B29 6HJ
736 SQ FT (68 SQ M)**

- GROUND FLOOR ONLY
- POPULAR LOCATION
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is situated on Raddlebarn Road in Selly Oak, approximately 3 miles south-west of Birmingham City Centre. The property provides access to Bristol Road (A38), a primary arterial route linking to the A4540 Middleway and the wider road network. The A38 also provides connectivity towards the M6 motorway. Junction 4 of the M5 motorway is located approximately 4 miles to the west. Selly Oak Railway Station is approximately 0.5 miles from the property, providing regular services to Birmingham New Street and surrounding areas.

DESCRIPTION

The property comprises the ground floor of an end-terrace two storey building of brick built construction surmounted by a pitched tiled roof. The vacant accommodation on the ground floor provides solid floors with tiled covering, plastered and painted walls, part tiled walls, suspended ceiling incorporating CAT 2 lighting, ceiling mounted fans, extraction canopy, glazed frontage and W/C facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	736	68
TOTAL	736	68

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 £25,000 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 £11,250. Rates payable will be in the region of £5,613.75 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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