

MASON YOUNG

PROPERTY CONSULTANTS

LEASE FOR SALE

SELF-CONTAINED RETAIL UNIT



**POD 1B, STAR CITY, WATSON ROAD,
NECHELLS, BIRMINGHAM, B7 5SA**

1,246 SQ FT (115.8 SQ M)

- PROMINENT LOCATION
- SELF-CONTAINED
- PREMIUM APPLICABLE
- MODERN PREMISES

T: 0121 285 3535
F: 0121 285 3536
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in Star City a well-established entertainment and leisure centre on Watson Road. In close proximity to the premises is the J6 of the M6 (Spaghetti Junction). There are excellent transport links such as Aston Train Station which is approximately 1 mile from the property. This property is outside of the Birmingham Clean Air Zone.

DESCRIPTION

The property comprises of a single storey building, which predominantly is double glazed with a timber façade above, surmounted by a flat roof. Internally the unit benefits from a mixture of laminate and tiled flooring, tiled walls, a suspended ceiling incorporating LED and spot lighting, CCTV, mains gas, a cold store and WC facilities. The kitchen has an extraction canopy, a counter and a preparation area. There is a loading area and bin store to the rear of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,246	115.8
TOTAL	1,246	115.8

PLANNING

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.

LEASE DETAILS

The property is held on a 20-year lease with effect from 9th November 2018 at a passing rent of £27,000 per annum exclusive. The rent will increase on 9th November 2021 to £28,500 per annum exclusive. There is a tenant only break option at 9th November 2030 upon giving no less than 6 months' notice.

TENURE/PRICE.

A premium of £60,000 is sought in respect of the existing fixtures and fittings. Further details are available upon request.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £39,500.00. Rates payable will be in the region of £19,715.50 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 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk

Kiran Sagoo
Tel: 0121 285 3535
Mob: 07840 805 512
Email: kiran@masonyoung.co.uk

