

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# FOR SALE

**TWO STOREY OFFICE PREMISES  
WITH SECURE ON SITE CAR PARKING**

**327 MOSELEY ROAD, HIGHGATE,  
BIRMINGHAM, B12 0DX**



**2,950 SQ FT (274.1 SQ M)**

- MAIN ROAD FRONTAGE
- SELF CONTAINED
- CAR PARKING AVAILABLE
- D1 CONSENT GRANTED

■  
MY BUSINESS SPACE  
MY MANAGEMENT  
MY LEASE CONSULTANCY  
MY DEVELOPMENT  
MY INVESTMENT  
MY AUCTIONS

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
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Please call for more information **t: 0121 285 3535 m: 07929 410 481**

#### Location

The property is located fronting the main Moseley Road near the junction of Highgate Road within close proximity to Birmingham City Centre, it is conveniently placed near the ring road providing good access to the A435, A38, M6, M5 and M42.

#### Description

The property comprises of an end-terraced two storey property of brick built construction surmounted by a flat roof. Internally the property has been split to create cellular office space over two floors with on site car parking. Internally the ground floor benefits from carpets, suspended ceiling, fluorescent strip lighting, gas fired central heating, kitchen facilities & separate WC accommodation. To the side of the property is an electric metal roller shutter door which can be accessed for car parking up to 15 vehicles.

#### Accommodation

AREA	SQ FT	SQ M
Ground Floor	2,374	220.6
First Floor	576	53.5
<b>TOTAL</b>	<b>2,950</b>	<b>274.1</b>

#### Planning

We have been informed by the landlord that planning permission has been granted for D1 use.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

#### Services

We are advised all main services are connected.

#### Energy Performance Certificates

Details available upon request.

#### Tenure/Price

The Freehold interest is available at a price of £475,000.

#### Business Rates

The property is currently listed within the 2010 rating listing as having a rateable value of £19,750. Rates payable will be in the region of £9,736.75 per annum.

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

#### Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

#### VAT

We understand that the property is not elected for VAT.

#### Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

#### Contact Details

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