

30/32 ST MARY'S ROW, MOSELEY, BIRMINGHAM, B13 8JG



TO LET

GROUND FLOOR RESTAURANT FACILITY (Including ancillary basement storage)

- Substantial frontage onto St Mary's Row, situated at the heart of "Moseley Village"
- Refurbished to a high standard
- Low tariff, pay and display car park directly to the rear
- Considerable traffic flow/footfall
- Within close proximity to Moseley Village Railway Station
- Nearby occupiers include an M&S Foodhall, William Hill Turf Accountants, Greggs, Subway, Wetherspoons and Coop.

Ground Floor

1,410 sq.ft/130.99 sq.m

Basement

916 sq.ft/85.1 sq.m

Total 2,326 sq.ft/216.09 sq.m



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises, situated at the heart of Moseley Village, enjoys an extensive frontage onto St Mary's Row, within close proximity to the main intersection with Alcester Road.

Nearby occupiers include an M&S Foodhall, William Hill Turf Accountants, Greggs, Subway, Wetherspoons and Coop.

Moseley Village Railway Station is within a short walking distance.

DESCRIPTION

The subject premises comprise a ground floor, fully fitted restaurant facility, including ancillary storage at basement level.

Fully fitted commercial kitchen and bar servery.

The property has been refurbished to a high standard.

Feature lighting. Air conditioning (dual).

Substantial, glazed frontage.

ACCOMMODATION

Ground Floor

1,410 sq.ft/130.99 sq.m

Basement

916 sq.ft/85.1 sq.m

Total 2,326 sq.ft/216.09 sq.m

MAINS SUPPLIES

The property has the advantage of mains electricity, water and drainage. No mains gas.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

ASKING RENTAL LEVEL

£32,500 pax

Payable quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value - **£33,500**

Rates payable circa, **£16,750 pa**

USE

Restaurant/eatery.

Alternative uses will be considered.

CAR PARKING

St Mary's Row provides kerbside street parking.

However, it is important to note, there is a substantial, low tariff, pay and display car park to the rear (direct access).

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

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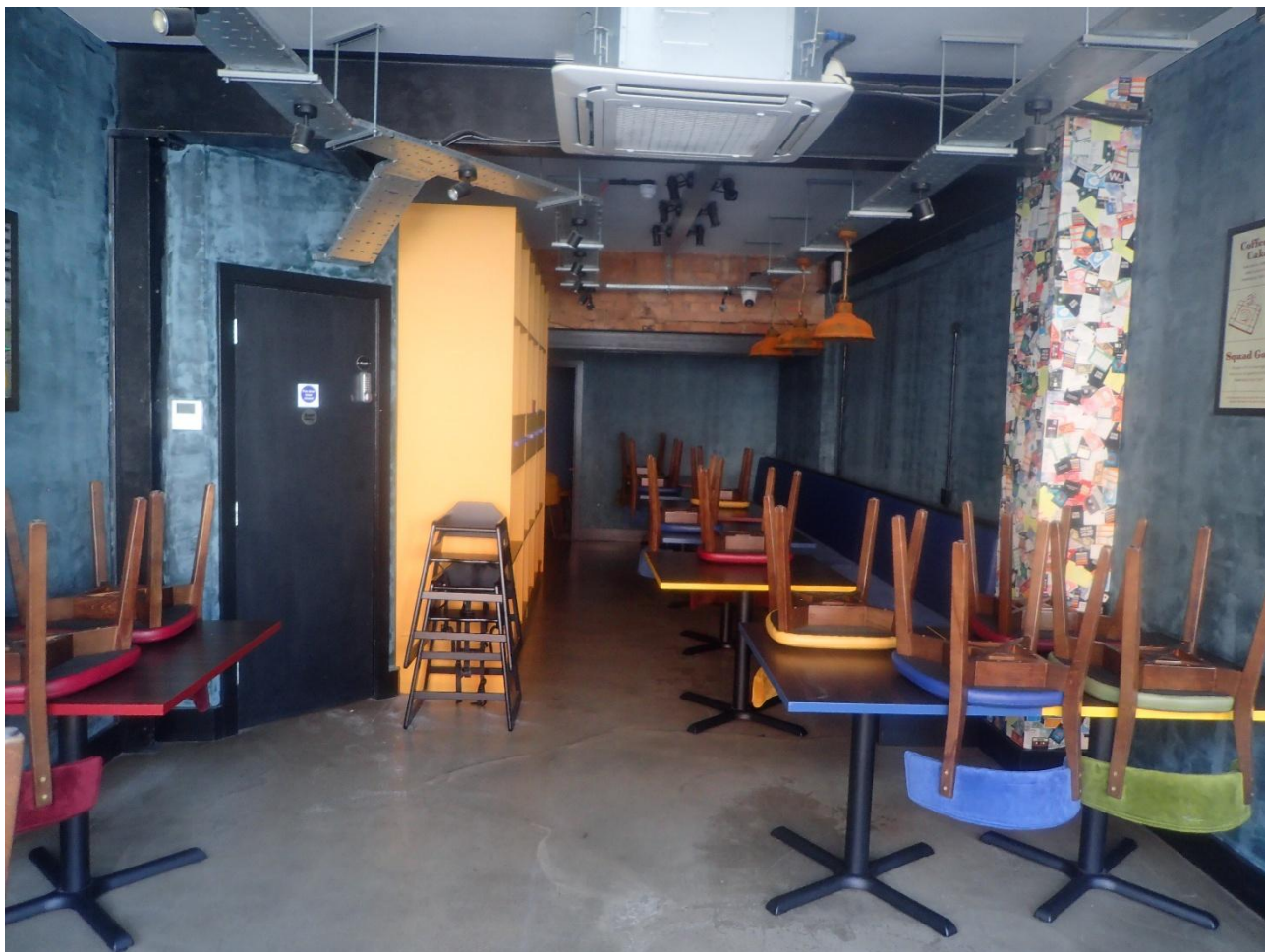
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.