

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**106 NEWHALL STREET, BIRMINGHAM,
B3 1SJ**

2,345 SQ FT (217.8 SQ M)

- PROMINENT LOCATION
- A1/A2 RETAIL USE
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The premises are situated within the office/business area of Birmingham City Centre, just off Great Charles Street, on the corner of Newhall Street and Fleet Street. The unit is adjacent to the entrance of the office building known as Telephone House.

The popular St Paul's Square, with wine bars, restaurants, offices and apartments are a short walk from the property as is the Central Business Centre and wider City Centre.

DESCRIPTION

The premises comprise a former Post Office at the base of Telephone House having display windows to both the Newhall Street and Fleet Street frontages. Access is via a main entrance on the street corner with double doors and inner lobby. Currently the premises are laid out with a retail/public area and secure counterfing (which can be removed).

The ancillary space is partitioned into offices, store rooms, staff room, kitchen and toilet facilities. There is also a corridor/storage area leading to a secondary access/exit to Fleet Street.

ACCOMMODATION

AREA	SQ FT	SQ M
Retail/Public Area	1,099	102.1
Ancillary Space	1,005	93.4
Corridor/Storage	241	22.4
TOTAL	2,345	217.9

PLANNING

It has been assumed that as a Post Office the present use falls within Use Class A1 of the Town & Country (Use Classes) Order 1987, although other uses may be suitable subject to obtaining planning consent.

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.

TENURE/RENT

The property is available at a rent of £30,000 per annum on an IRI basis, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £21,750. Rates payable will be in the region of £13,168 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

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