MASON YOUNG
PROPERTY CONSULTANTS

FOR SALE

INVESTMENT PROPERT THREE STOREY MIXED USE

5 HOCKLEY HILL, HOCKLEY, BIRMINGHAM, B18 5AA

1,249 SQ FT (116.1 SQ M)

- FREEHOLD TITLE
- MAIN ROAD FRONTAGE
- GROUND FLOOR RETAIL UNIT
- INCOME PRODUCING

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The building is situated on a prominent location A41 Great Hampton Street in Hockley Hill. The prominent Jewellery Quarter is located short walking distance and benefits from various retailers. Junction 1 of the M5 is located within 3 miles of the subject property. The A38(M) is located approximately 1 mile away connecting to the M6 and wider national motorway network. Birmingham City Centre is approximately 1.2 miles from the property.

DESCRIPTION

The premises comprise of a brick built three storey building. The ground floor retail unit benefits from a fully glazed shop frontage. The accommodation provides a main sales area on the ground floor with a storeroom at the rear and a basement. The upper floors are self-contained.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,249	116.1
TOTAL	**1,249**	**116.1**

PLANNING

We have been verbally informed that the ground floor premises benefits from A3. A change of use may be possible, subject to planning.

Interested parties are advised to make their own enquiries to the planning department at Birmingham City Council on 0121 303 1115.

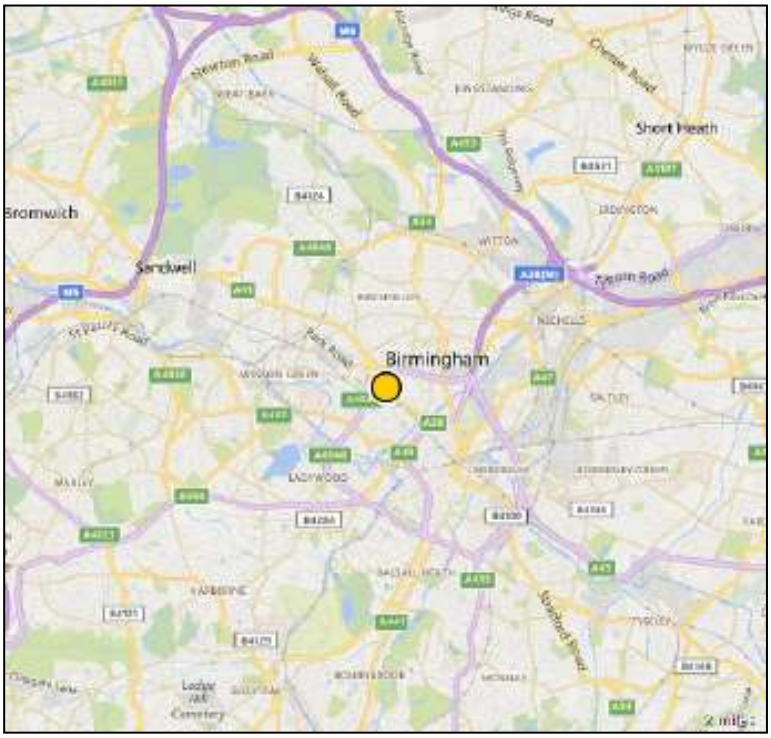
SERVICES

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

The property is currently let on a 6 year lease with effect from December 2015 at a passing rent of £14,500 per annum exclusive. The upper floor apartments are currently rented at a passing rent of £7,200 per annum for the first floor and £6,000 per annum exclusive for the second floor. The total annual income is £27,700 pax.

TENURE/PRICE

The freehold interest is available to purchase at a quoting price of £400,000.

BUSINESS RATES

The property is currently listed within the 2010 rating listing as having a rateable value of £7,400. Rates payable will be in the region of £3,648.20 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 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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