

**INDUSTRIAL/WAREHOUSE PREMISES –  
REDEVELOPMENT POTENTIAL**



**54 TENBY STREET NORTH, JEWELLERY QUARTER,  
BIRMINGHAM, B1 3EG**

**3,544 SQ FT (329.3 SQ M)**

- PROMINENT LOCATION
- THREE STOREY BUILDING
- FREEHOLD TITLE
- REDEVELOPMENT POTENTIAL (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

Tenby St North is located in the heart of Birmingham's vibrant Jewellery Quarter with easy access from Birmingham City Centre and the inner ring road with Junction 6 of the M6 motorway a short distance north-east and Junction 1 of the M5 to the north-west. The area has numerous public transport links including the Birmingham Metro Tram link providing access to Wolverhampton and Birmingham Snow Hill train station which provides regular services to London Marylebone and other local train stations. The Jewellery Quarter comprises a mix of office, retail, leisure and residential development with Tesco, Subway, Greggs, Barclays Bank and numerous bars and restaurants within a short walk of the subject premises.

## DESCRIPTION

The premises comprise of a three storey industrial/warehouse building of brick built construction surmounted by a part-pitched/part-flat roof. The workshop accommodation is arranged over four floors and benefits from concrete floors, fluorescent strip lighting, three phase electric, a kitchen area and WC facilities. There is also an external courtyard area which is accessed off the ground floor.

## ACCOMMODATION

AREA	SQ FT	SQ M
Basement	170	15.8
Ground Floor	1,085	100.8
First Floor	1,032	95.9
Second Floor	1,257	116.8
<b>TOTAL GIA</b>	<b>3,544</b>	<b>329.3</b>
External Courtyard	506	47.0

## 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.

## TENURE/PRICE

The freehold interest is available at a quoting price of £495,000 with vacant possession, subject to contract.

## BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £5,400. Rates payable will be in the region of £2,602.80 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.

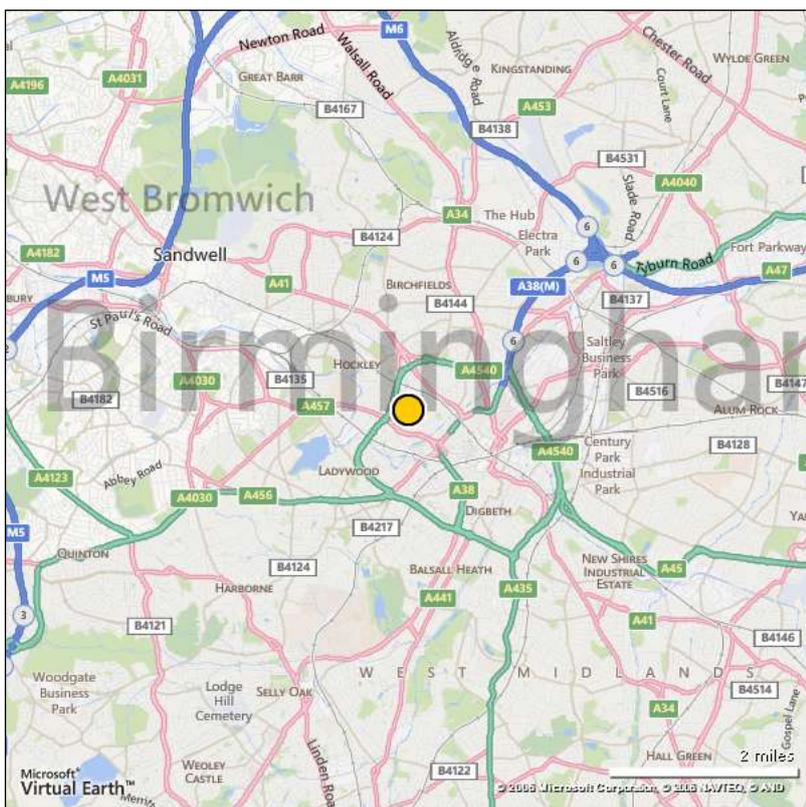
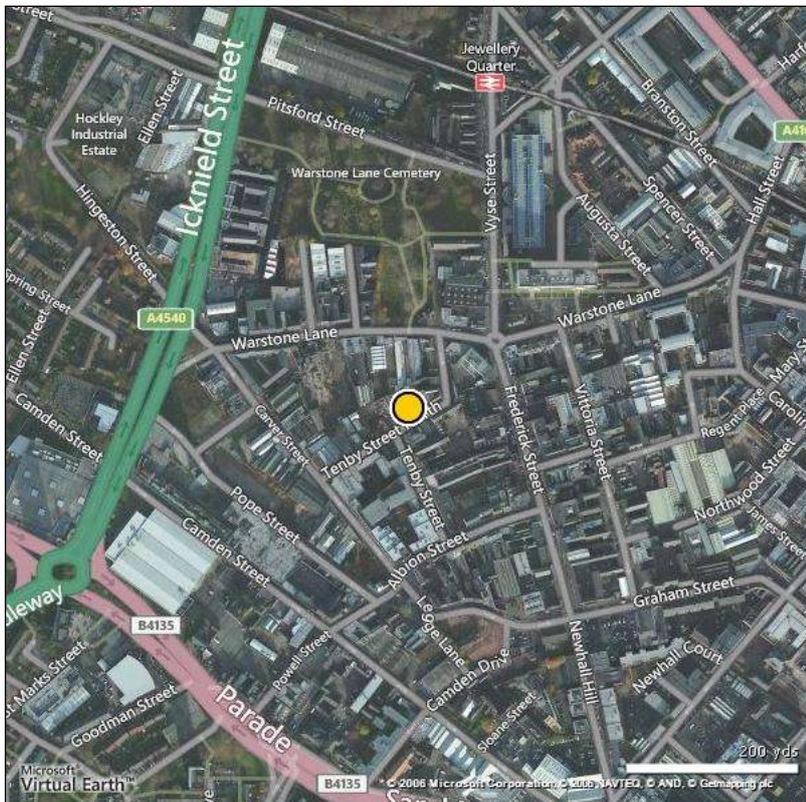
## VIEWING

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

## CONTACT DETAILS

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