

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

**OFFICE PREMISES
WITH SECURE YARD**

**90-96 HOSPITAL STREET,
HOCKLEY, BIRMINGHAM, B19 3QP**



5,606 SQ FT (520.9 SQ M)

- CENTRAL LOCATION
- ROAD FRONTAGE
- SECURE PARKING
- LONG LEASEHOLD

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

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

m: 07929 410 481
t: 0121 285 3535
f: 0121 285 3536
e: info@masonyoung.co.uk
w: masonyoung.co.uk

Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is located on Hospital Street close to the junction with St Georges Street, just a few minutes away from the main A4100 Constitution Hill. The A4100 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. Access to the A38(M) is approximately 0.5 mile away and Birmingham City Centre is approximately 0.5 miles from the subject property.

Description

The property comprises of a two storey mid-terraced building of brick construction surmounted by a flat roof. To the rear, the roof has been removed providing an open plan yard with a storage area at the back. Internally the building consists of a variety of office suites arranged over two floors. The offices benefit from tiled & laminated floors, gas fired central heating, UPVC double glazed windows, suspended ceiling incorporating CAT 2 lighting. There is a kitchen and separate WC facilities located on the ground & first floors. The yard is accessed via an electric roller shutter to the front.

Accommodation

90-96 HOSPITAL STREET	SQ FT	SQ M
Ground Floor Office	1,142	106.1
First Floor Office	691	64.2
Yard	3,773	350.6
TOTAL	5,606	520.9

Services

We are advised all main services are connected.

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.

Tenure/Price

The property is held on a 125 year long lease with effect from June 2005 at a peppercorn rent. The long leasehold interest is available at a quoting price of £300,000.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £8,200. Rates payable will be in the region of £3,927.80 per annum.

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

VAT

This 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



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