

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

THREE STOREY RETAIL BUILDING



**37 WARSTONE LANE, JEWELLERY QUARTER,
BIRMINGHAM, B18 6JQ**
1,328 SQ FT (123 SQ M)

- PROMINENT LOCATION
- SELF-CONTAINED
- CHARACTER BUILDING
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a prominent location fronting Warstone Lane, within walking distance from the Chamberlain Clock, being the heart of the Jewellery Quarter. Birmingham City Centre is situated approximately one mile from the subject premises.

DESCRIPTION

The property comprises of a three storey mid-terraced building of brick-built construction surmounted by a pitched slate roof. The retail accommodation is located on the ground floor with office & workshop accommodation on the upper floors. Internally the property benefits from tiled floors, plaster & painted walls & ceiling, power points, inset ceiling lights, air conditioning, an alarm, a kitchenette and WC facilities. There is an electric metal roller shutter to the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	516	48
First Floor	516	48
Second Floor	296	27
TOTAL	1,328	123

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 water and 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 on a leasehold basis at a quoting rent of £32,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

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.

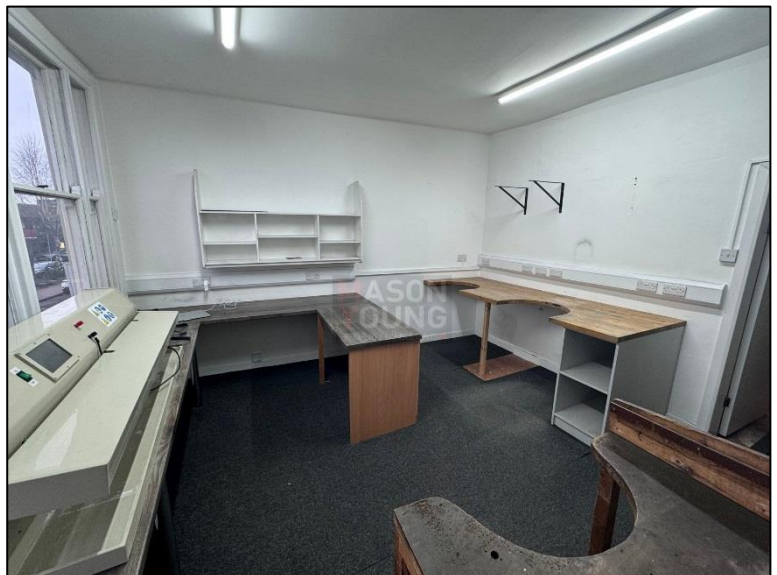
CONTACT DETAILS

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