

MASON YOUNG

PROPERTY CONSULTANTS

LEASE FOR SALE

GROUND & FIRST FLOOR CAFE



**53 FREDERICK STREET, JEWELLERY QUARTER,
BIRMINGHAM, B1 3HS**

1,299 SQ FT (120.7 SQ M)

- SELF-CONTAINED
- MAIN ROAD FRONTAGE
- PREMIUM APPLICABLE
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Frederick Street, close to its junction with Regent Street and is within close proximity to the Chamberlain Clock, the heart of the Jewellery Quarter. It is situated only a short walk from all major public transport links and local amenities including high street banks, post office and Tesco Express store.

DESCRIPTION

The property is a mid-terrace two storey building of brick-built construction surmounted by a flat roof. Internally the property is arranged to provide a fully running café on the ground floor with ancillary accommodation on the first floor. The café benefits from tiled flooring, painted walls, suspended ceiling incorporating LED lights, an extraction canopy, WC accommodation and a store room. To the front is an electric metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	676	62.8
First Floor	623	57.9
TOTAL	1,299	120.7

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/RENT

The property is let on a 7-year lease at a passing rent of £12,240 per annum exclusive. New lease terms are to be agreed.

A premium of £35,000 is sought in respect of the premium, fixtures and fittings. Stock as value. Further details are available upon request.

BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £9,700. Rates payable will be in the region of £4,646.30 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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