

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

**SELF-CONTAINED OFFICE PREMISES WITH ON
SITE CAR PARK – INCOME PRODUCING**



**33A, 35 & 37 VITTORIA STREET, JEWELLERY QUARTER,
BIRMINGHAM, B1 3ND**

7,434 SQ FT (690.6 SQ M)

- SELF-CONTAINED
- CENTRALLY LOCATED
- ON SITE CAR PARK
- FREEHOLD TITLE

T: **0121 285 3535**
F: **0121 285 3536**
W: **masonyoung.co.uk**
E: **info@masonyoung.co.uk**

**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is located on Vittoria Street in the heart of the Jewellery Quarter approximately a quarter of a mile north west of Birmingham City Centre some 300 metres from St Pauls Square. Birmingham Middle Road (A4540) is within a quarter of a mile and in turn provides access to all main arterial routes within the city, including the M6 motorway at junction 6 via the A38(M) Aston Expressway

DESCRIPTION

The property comprises of three self-contained mid-terraced three storey Grade II listed buildings of brick-built construction surmounted by a pitched slate roof. Two of the buildings are accessed direct from Vittoria St via a communal door with the third being set back from the main road, accessed via a passageway. Internally, the two buildings at the front have been subdivided to create a variety of rooms which are being utilised for storage but can be used as office space. The building benefits from plaster & painted walls, inset ceiling light points, wooden floors, wooden framed windows, gas fired central heating, power points, a kitchen & WC facilities. The office at the rear has been fitted out to a high standard and benefits from plaster & painted walls, carpets, inset ceiling light points, fluorescent strip lighting, gas fired central heating, perimeter trunking, network cabling, metal framed windows with secondary glazing, various kitchen & WC facilities are located throughout the building. There is also secure car parking located within the site for up to 12 vehicles

ACCOMMODATION

AREA	SQ FT	SQ M
33a Vittoria Street	4,402	409.0
35 Vittoria Street	1,516	140.8
37 Vittoria Street	1,516	140.8
TOTAL	7,434	690.6

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

LEASE DETAILS

The entire property is currently let on a 5 year lease with effect from 5th November 2018 at a passing rent of £95,000 per annum exclusive. There is a mutual break option at the third anniversary upon giving 6 months notice to either party.

TENURE/PRICE

The freehold interest is available at a quoting price of £1,450,000, subject to contract.

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 elected for VAT and it is envisaged that the property will be sold as a transfer of a going concern.

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

Kiran Sagoo
Tel: 0121 285 3535
Mob: 07840 805 512
Email: kiran@masonyoung.co.uk



