

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**SELF-CONTAINED GROUND FLOOR OFFICE PREMISES**



**91 ALBION STREET, JEWELLERY QUARTER,  
BIRMINGHAM, B1 3AA**

**562 SQ FT (52.2 SQ M)**

- SELF-CONTAINED
- CENTRAL LOCATION
- ON SITE CAR PARKING
- FLEXIBLE TERMS

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

## LOCATION

The property is located in a prominent position on Albion Street. The centre of the Jewellery Quarter is a short distance from the property in an area that offers a range of amenities including high street banks, bars/restaurants, Tesco Express and the numerous jewellery related businesses. The property has regular transport links including the metro, train and regular buses to and from Birmingham City Centre.

## DESCRIPTION

The property comprises of a two-storey semi-detached building of brick-built construction surmounted by a pitched tiled roof. Internally the vacant accommodation is on the ground floor and benefits from laminate flooring, plaster & painted walls and ceiling, suspended ceiling incorporating CAT 2 lights, gas fired central heating, a kitchenette and WC accommodation. Externally the property benefits from 3 car parking spaces.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Offices	562	52.2
<b>TOTAL</b>	<b>562</b>	<b>52.2</b>

## PLANNING

We have been informed by the landlord that planning permission has been granted for B1 use.

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 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 at a rent of £12,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £3,450. Rates payable will be in the region of £1,690.50 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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