

MASON YOUNG

PROPERTY CONSULTANTS

FOR SALE/ TO LET

TWO STOREY SELF-CONTAINED OFFICES



FORMER POLICE STATION, SHELDON HEATH ROAD, BIRMINGHAM, B26 2DP

5,683 SQ FT (528.0 SQ M)

- VARIETY OF USES (STP)
- SELF-CONTAINED
- ON SITE CAR PARKING
- 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 occupies a prominent position, standing on a generous site between Sheldon Heath Road and Hengham Road, fronting a traffic island and being situated within the well-established East Birmingham, predominately residential suburb of Garretts Green.

DESCRIPTION

The former police station offers spacious accommodation within a uniquely designed two storey detached building of brick construction with flat roofs and believed to date from the early 1950s. The accommodation is currently configured to provide a number of offices, meeting rooms, interview rooms with stores, former locker rooms and WCs. Externally there is a surfaced car park with access from both Hengham Road and Sheldon Heath Road.

ACCOMMODATION

AREA	SQ FT	SQ M
Police Station	5,683	528.0
TOTAL	5,683	528.0

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/PRICE

The freehold interest is available at a quoting price of £700,000, subject to contract. The premises are available on a Leasehold basis at a quoting rent of £50,000 per annum exclusive.

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

Arjamand Farooqui BSc (Hons)	Kiran Sagoo
Tel: 0121 285 3535	Tel: 0121 285 3535
Mob: 07929 410 481	Mob: 07840 805 512
Email: af@masonyoung.co.uk	Email: kiran@masonyoung.co.uk



**MASON
YOUNG**
PROPERTY CONSULTANTS

0121 285 3535
www.masonyoung.co.uk

Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.