

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**GROUND FLOOR REAR RETAIL/OFFICES**



**GROUND FLOOR REAR, 22 FREDERICK STREET,  
JEWELLERY QUARTER, BIRMINGHAM, B1 3HE**

**949 SQ FT (88.2 SQ M)**

- SELF-CONTAINED
- ESTABLISHED LOCATION
- CHARACTER BUILDING
- 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.

This property is located inside of the Birmingham Clean Air Zone.

## DESCRIPTION

The premises comprise a three-storey building of brick-built construction surmounted by a pitched roof with slate covering. The vacant accommodation is located at the rear of the ground & part of the first floor. Internally the premises benefit from concrete & carpet flooring, plastered and painted walls and ceilings, power points and WC facilities.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Rear	541	50.3
First Floor	408	37.9
<b>TOTAL</b>	<b>949</b>	<b>88.2</b>

## 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 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 £18,000 per annum, 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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