

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

(MAY SELL)

INDUSTRIAL/WAREHOUSE/WORKSHOP



**46 BARN STREET, DIGBETH,
BIRMINGHAM, B5 5QB**

49,737 SQ FT (4,620.5 SQ M)

- CENTRAL LOCATION
- MAIN ROAD FRONTAGE
- LONG LEASEHOLD OPTION AVAILABLE
- LARGE LOADING DOORS

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 building is situated on a prominent location fronting on Barn Street in Digbeth, which enjoys close proximity to the Bull Ring Shopping Centre. The property also backs onto Pickford Street with both streets being accessible from Fazeley Street and linking with Eastside and the proposed HS2 terminus at Curzon Street. Birmingham City Centre lies approximately ¼ mile east. The A4540 Lawley Middleway is approximately 0.5 miles south of the A38 Aston Expressway.

DESCRIPTION

The premises comprise of a number of interconnecting industrial units of steel truss roof construction with full height brick construction surmounted by a pitched insulated roof incorporating translucent roof panels. The warehouse accommodation benefits from concrete flooring, strip and high bay lighting, three phase power supply, gas fired ambi-rad and blower heating, WC and kitchen facilities. There are further partitioned offices which are situated to the rear of the property and are accessed via a hallway. There are two large dock level loading doors located off Barn Street providing accessible loading as well as pedestrian doors on the same frontage.

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	33,325	3,095.9
Basement	10,912	1,013.7
Mezzanine	5,500	510.9
TOTAL	49,737	4,620.5

PLANNING

We have been informed planning was granted for B2 & B8 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 three phase electricity, however, we have not tested any of the services and any potential occupier must satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available at a rent of £3.00 per sq ft per annum, subject to contract. Alternatively, the long leasehold interest is available at a quoting price of £975,000, subject to contract.

The property is long leasehold held on a 72 year term from 1973 and expires in September 2045. The current ground rent for the combined sites is £6,414.44 per annum.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £31,250. Rates payable will be in the region of £15,593.75 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

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

