

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**FOR SALE/  
TO LET**

**INDUSTRIAL/WAREHOUSE PREMISES**



**51 BARR STREET, HOCKLEY,  
BIRMINGHAM, B19 3DS**

**14,956 SQ FT (1,389.5 SQ M)**

- CENTRAL LOCATION
- TWO STOREY PREMISES
- SHOWROOM POTENTIAL
- VARIETY OF USES (STP)

T: **0121 285 3535**  
F: **0121 285 3536**  
W: [masonryoung.co.uk](http://masonryoung.co.uk)  
E: [info@masonryoung.co.uk](mailto:info@masonryoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Barr Street within close proximity to the junction with Harford Street which in turn leads on the main A41 Great Hampton Street. The A41 is a main arterial route which leads directly into Birmingham City Centre, being ¾ of a mile South East and Junction 1 of the M5, bring 1 ½ miles to the North West. The A38(M) Aston Expressway provides direct access to Junction 6 of the M6 Motorway "Spaghetti Junction". St Pauls tram station, Tesco Express and the College of Law are all located within walking distance of the subject premises.

## DESCRIPTION

The warehouse comprises of a mid-terraced industrial unit of steel portal frame construction with full height brick elevations to eaves surmounted by a pitched roof. Internally the ground floor benefits from a concrete floor, three phase electricity and fluorescent strip lighting. There is further accommodation located on the first-floor mezzanine level comprising an office, kitchen, WC facilities and a large area for storage. The property benefits from metal roller shutters to the front & rear.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	8,932	829.8
First Floor	1,218	113.2
Mezzanine	4,806	446.5
<b>TOTAL</b>	<b>14,956</b>	<b>1,389.5</b>

## PLANNING

We have been informed by the landlord that planning permission has been 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.

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 £750,000, subject to contract.

Alternatively, the leasehold interest is available at a quoting rent of £45,000 per annum exclusive.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £31,500. Business rates payable will be in the region of £15,718.50 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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)

Kiran Sagoo

Tel: 0121 285 3535

Mob: 07840 805 512

Email: [kiran@masonyoung.co.uk](mailto:kiran@masonyoung.co.uk)

