

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

THREE STOREY PREMISES



**1 BORDESLEY STREET, DIGBETH, BIRMINGHAM,
B5 5PG**

653 SQ FT (60.7 SQ M)

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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

LOCATION

The premises are situated on Bordesley Street in Digbeth and is surrounded by many other commercial properties, it is in close proximity to the Bull Ring in Birmingham City Centre. The property has great transport links such as Birmingham Moor Street Station which is a short walk from the premises.

DESCRIPTION

The premises comprise a three-storey end terraced house of brick-built construction surmounted by a pitched roof. Internally the property benefits from wooden floors plastered and painted walls, light points, wooden framed windows, a kitchen & WC facilities. Externally there is an extended shed in the back garden.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	113	10.5
Kitchen	99	9.2
First Floor	228	21.2
Second Floor	172	16
Extended Shed	41	3.8
TOTAL	653	60.7

PLANNING

The property currently has planning for a bed & breakfast (Use Class C1).

Interested parties are requested to make their own enquiries to Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected

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 whole property is available quoting rent of £15,000 per annum exclusive, subject to contract. Further details upon request.

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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