

# MASON YOUNG

PROPERTY CONSULTANTS ■

# FOR SALE

(MAY LET)

FORMER PUBLIC HOUSE WITH RE-DEVELOPMENT  
POTENTIAL (STPP)



**61-63 GREEN LANE, SMALL HEATH,  
BIRMINGHAM, B9 5BU**

**9,524 SQ FT (844.8 SQ M)**

- SECURE GATED YARD
- MAIN ROAD FRONTAGE
- SELF-CONTAINED
- DEVELOPMENT POTENTIAL (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The premises are situated on Green Lane in the Small Heath area of Birmingham. Coventry Road is in close proximity to the premises, which provides a variety of national and independent retailers such as St Andrews Shopping Park and restaurants/takeaways. Birmingham City Centre is located approximately 3.3 miles North from the subject premises. Bordesley Train station is approximately 0.7 miles from the premises.

## DESCRIPTION

The premises comprise of a two storey brick built building surmounted by a pitched roof. Internally the main accommodation provides various rooms, which benefit from mixed laminate/carpet flooring, plastered and painted walls and ceiling, kitchen & WC facilities. There is a basement which provides further storage space.

There is a palisade fenced yard to the side of the property.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor & First Floor	2,524	234.5
Land	7,000	650.3
<b>TOTAL</b>	<b>9,524</b>	<b>884.8</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 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 ground & first floor building is available at a rent of £30,000 per annum, subject to contract. The yard is available separately at an additional rent, details available upon request.

The freehold interest is available at a quoting price of £600,000.

## 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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