

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR RETAIL PREMISES



**106 NEWHALL STREET,  
BIRMINGHAM, B3 1SJ**

**2,345 SQ FT (217.9 SQ M)**

- PROMINENT LOCATION
- VARIETY OF USES (STP)
- A1/A2 RETAIL USE
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

The premises are situated within the office/business area of Birmingham City Centre, just off Great Charles Street, on the corner of Newhall Street and Fleet Street. The unit is adjacent to the entrance of the office building known as Telephone House.

The popular St Paul's Square, with wine bars, restaurants, offices and apartments are a short walk from the property as is the Central Business Centre and wider City Centre.

This property is located inside the Birmingham Clean Air Zone.

**DESCRIPTION**

The premises comprise a former Post Office at the base of Telephone House having display windows to both the Newhall Street and Fleet Street frontages. Access is via a main entrance on the street corner with double doors and inner lobby.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	2,345	217.9
<b>TOTAL</b>	<b>2,345</b>	<b>217.9</b>

**PLANNING**

It has been assumed that as a Post Office the present use falls within Use Class E of the Town & Country (Use Classes) Order 1987, although other uses may be suitable subject to obtaining planning consent.

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/RENT**

The property is available at a rent of £30,000 per annum on an FRI basis, subject to contract. Terms to be agreed.

**BUSINESS RATES**

The property is currently listed within the 2017 rating listing as have a rateable value of £18,250. Rates payable will be in the region of £9,107 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 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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