

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR OFFICE/RETAIL PREMISES



**55-57 VITTORIA STREET, JEWELLERY QUARTER,
BIRMINGHAM, B1 3ND**

1,913 SQ FT (177.7 SQ M)

- GROUND FLOOR ONLY
- CHARACTER PROPERTY
- MAIN ROAD FRONTAGE
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property is located on Vittoria Street in the heart of the Jewellery Quarter approximately a quarter of a mile north west of Birmingham City Centre and approximately 300 metres from St Pauls Square. Birmingham Middle Ring Road (A4540) is within a quarter of a mile and in turn provides access to all main arterial routes within the city, including the M6 motorway at junction 6 via the A38(M) Aston Expressway.

This property is located inside the Birmingham Clean Air Zone.

DESCRIPTION

The property is a three-storey brick-built building surmounted by a pitched tiled roof. The available accommodation is on the ground floor. Internally the premises have been stripped back to its original features to include exposed brick walls, concrete floor and timber ceiling with single glazed windows.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,913	177.7
TOTAL	1,913	177.7

PLANNING

Interested parties should contact 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 property is available at a rent of £30,000 per annum exclusive, subject to contract. Terms to be agreed.

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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