

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SELF-CONTAINED RETAIL UNIT



ONYX, LANCASTER CIRCUS, BIRMINGHAM, B4 7DJ

2,625 SQ FT (243.9 SQ M)

- A1 RETAIL UNIT
- MAIN ROAD FRONTAGE
- SHELL & CORE – OPEN PLAN
- POTENTIAL FOR A VARIETY OF USES (STP)

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Warstone Lane
Jewellery Quarter
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LOCATION

The premises are situated in a prominent position on Lancaster Circus accessed via the A34 Newtown Row being one of Birmingham's main arterial routes into the city. The property benefits from its prominent location with a wide range of trades represented in the vicinity as well as the local universities. Birmingham City Centre is located less than 0.5 miles from the subject premises.

DESCRIPTION

The property comprises of a new build mixed use scheme offering open plan retail accommodation on the ground floor and residential accommodation above. There will be one commercial unit benefitting from A1 retail use. The unit will be built to shell & core with capped services and no on-site parking.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,625	243.9
TOTAL	2,625	243.9

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.

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 £40,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently awaiting assessment by the VOA.

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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