

**5 SELF-CONTAINED RETAIL UNITS  
AND FIRST FLOOR OFFICES**



**14 HOWARD STREET, HOCKLEY,  
BIRMINGHAM, B19 3HN**

**202 - 3,084 SQ FT (18.8 - 286.5 SQ M)**

- SELF-CONTAINED RETAIL UNITS
- PROMINENT FRONTAGE
- SEPARATE FIRST FLOOR OFFICE
- FLEXIBLE TERMS

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

## LOCATION

The property is situated on Howard Street/ Mott Street which has access to the Birmingham middle ring road at Constitution Hill (B4100) which is a main arterial route into Birmingham city centre. The property is situated a short distance from New Town Middleway which forms part of the middle ring road (A4540), allowing easy access to the national motorway network via the A38(M) Aston Expressway, which is located approximately 0.5 miles to the north.

## DESCRIPTION

The premises comprise an industrial warehouse unit of concrete frame construction surmounted by a pitched insulated roof with translucent roof lights. The unit has been split to create 5 self-contained retail units on the ground floor and a self-contained office on the first floor. The retail units will benefit from a glazed shop front & an electric metal roller shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M	RENT
Unit 1	351	32.6	£10,000
Unit 2	473	43.9	£12,000
Unit 3	262	24.3	£6,000
Unit 4	202	18.8	£6,000
Unit 5	489	45.5	£12,000
FF Office	1,307	121.4	£13,000
<b>TOTAL</b>	<b>3,084</b>	<b>286.5</b>	

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We have been informed that mains electric & water 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

Details of rents can be found in the accommodation table above which are inclusive of electricity and water, subject to reasonable usage. Terms to be agreed.

## BUSINESS RATES

14 Howard Street is currently listed within the 2017 rating listing as having a rateable value of £24,500. Rates payable will be in the region of £12,225.50 per annum. However, each of the units will have to be re-assessed.

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 the sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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