

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SELF CONTAINED OFFICE BUILDING



**105 SOHO HILL, HOCKLEY, BIRMINGHAM,
B19 1AY**

2,115 SQ FT (196.5 SQ M)

- MAIN ROAD FRONTAGE
- CAR PARKING TO FRONT
- PROMINENT LOCATION
- POTENTIAL FOR A VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property occupies a prominent position fronting the A41, at the start of the well-known Soho Road. This is a main arterial route leading into the City and is a 5 minute drive to Junction 1 of the M5 motorway. There are excellent transport links all located within walking distance.

DESCRIPTION

The property is a two storey semi-detached brick building with car parking to the front. Internally the accommodation benefits from laminate flooring, plastered & painted walls, a ceiling incorporating fluorescent strip lighting, a kitchen & WC facilities. There is also a garage with the property which is suitable for storage. Externally the property benefits from electric metal roller shutters.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	977	90.8
First Floor	726	67.4
Second Floor	162	15.1
Basement	250	23.2
TOTAL	2,115	196.5

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 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 £20,000 per annum exclusive, 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 £3,050. Rates payable will be in the region of £1,494.50 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 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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