

MASON YOUNG

PROPERTY CONSULTANTS

LEASE FOR SALE

LEISURE/GAMING LOUNGE



**6 COVENTRY STREET, DIGBETH
BIRMINGHAM, B5 5NY**

4,068 SQ FT (377.9 SQ M)

- PROMINENT LOCATION
- PREMIUM APPLICABLE
- SELF CONTAINED LEISURE PREMISES
- FLEXIBLE TERMS

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

LOCATION

The premises benefits from a frontage on Coventry Street close to its junction with Meriden Street. The property is located within the Digbeth area of the city which offers ease of access to Birmingham City Centre and the Inner Ring Road. The main Aston Expressway (A38M) is circa 2.1 miles North, which provides direct access to Junction 6 of the M6 motorway.

DESCRIPTION

The property is a two-storey self-contained terraced industrial unit which has been converted into a gaming lounge. The property benefits from a glazed shop front, a mixture of carpet & laminate flooring, suspended ceilings, fluorescent strip lighting, LED light panels, light points, gas central heating and WC facilities. There is a metal roller shutter to the front of the premises, which provides access.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,457	228.3
First Floor	1,611	149.6
TOTAL	4,068	377.9

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 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 £25,000 per annum, subject to contract. Terms to be agreed

A premium of £30,000 is sought in respect of the fixtures and fittings. Stock at value. Further details are available upon request.

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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