

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES



**17 AUGUSTA STREET, JEWELLERY QUARTER
BIRMINGHAM, B18 6JA**

735 SQ FT (68.3 SQ M)

- GROUND FLOOR ONLY
- SELF CONTAINED
- CLOSE TO BIRMINGHAM CITY CENTRE
- FLEXIBLE LEASE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Augusta Street, just off Warstone Lane in the heart of Birmingham's Jewellery Quarter. The building is within easy reach of local amenities including pubs, restaurants, shopping facilities and transport links including the Jewellery Quarter Train Station which is 0.25 miles from the property.

DESCRIPTION

The property is a mid-terrace building of brick built construction. Internally it has painted and plastered walls and ceilings with inset spot lights, WC & kitchen facilities. The property has an electric metal roller shutter in front of a glazed shop frontage. A secure car parking space is also available.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	735	68.3
TOTAL	735	68.3

PLANNING

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

SERVICES

We are advised that main services are connected to include 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 £12,000 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 £9,300.00. Rates payable will be in the region of £4,640.70 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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