



**60 BARR STREET, HOCKLEY,
BIRMINGHAM, B19 3DX**

1,848 SQ FT (171.7 SQ M)

- CENTRAL LOCATION
- GLAZED SHOP FRONT
- SELF-CONTAINED
- FLEXIBLE TERMS

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

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

LOCATION

The property is located on Barr Street within close proximity to the junction with Harford Street which in turn leads on the main A41 Great Hampton Street. The A41 is a main arterial route which leads directly into Birmingham City Centre, being ¼ of a mile South East and Junction 1 of the M5, bring 1 ½ miles to the North West. The A38(M) Aston Expressway provides direct access to Junction 6 of the M6 Motorway "Spaghetti Junction". St Pauls tram station, Tesco Express and the College of Law are all located within walking distance of the subject premises.

DESCRIPTION

The warehouse comprises of a mid-terraced industrial unit with the vacant accommodation available on the ground floor. Internally this premises benefits from concrete flooring, brick elevations and fluorescent strip lighting, a kitchenette and WC facilities. Externally this premises benefits a glazed shop frontage. There is parking available to the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,848	171.7
TOTAL	1,848	171.7

PLANNING

We have been informed by the landlord that planning permission has been granted for industrial use.

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 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 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 £10,750,00. Rates payable will be in the region of £5,364.25 per annum. Small business rate relief may apply.

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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk

Kiran Sagoo
Tel: 0121 285 3535
Mob: 07840 805 512
Email: kiran@masonyoung.co.uk

AWAITING
IMAGE

AWAITING
IMAGE

AWAITING
IMAGE

