

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES



**68-69 LOWER TOWER STREET, NEW TOWN,
BIRMINGHAM, B19 3NL**

381 SQ FT (35.4 SQ M)

- GROUND FLOOR ONLY
- METAL ROLLER SHUTTER
- SELF-CONTAINED
- FLEXIBLE TERMS

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

LOCATION

The subject premises fronts Lower Tower Street, Lower Tower Street provides direct access to Newtown Row, which in turn provides direct access to both the Inner and Middle Ring Roads and Birmingham City Centre. The main Aston Expressway (A38M – circa a half mile north east) provides direct access to Junction 6 of the M6 motorway, "Spaghetti Junction".

This property is inside the Birmingham Clean Air Zone.

DESCRIPTION

The premises comprise of a two-storey terraced industrial building. The vacant accommodation is available on the ground floor and benefits from a solid concrete floor, fluorescent strip lighting and WC facilities. There is an electric metal roller shutter to the front of the building.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	381	35.4
TOTAL	381	35.4

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 water & electric.

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 £10,000 per annum exclusive, subject to contract. Terms to be agreed.

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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