

MASON YOUNG

PROPERTY CONSULTANTS ■

FOR SALE/ TO LET

THREE STOREY OFFICE PREMISES
WITH CAR PARKING



**174 HOLLIDAY STREET, CITY CENTRE,
BIRMINGHAM, B1 1TJ**

855 - 2,627 SQ FT (80.6 - 244 SQ M)

- PROMINENT FRONTAGE
- ON SITE CAR PARKING
- 999 YEAR LONG LEASEHOLD
- SELF-CONTAINED

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

LOCATION

The property is situated on the corner of Holliday Street and Granville Street in Birmingham City Centre. The local area provides a variety of retail shops, restaurants and other independent businesses. The Cube and The Mailbox are located a short walk from the premises. New Street Train Station is located within 15 minutes walking distance.

DESCRIPTION

The property comprises of a three-storey brick-built building surmounted by a pitched roof. Internally the property benefits from concrete flooring with carpet tiles, plastered and painted walls, double glazing, fluorescent strip lighting, intercom entry system, an alarm, a kitchenette and WC facilities. Externally the premises benefits from 6 car parking spaces within a gated courtyard to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT PAX
Ground Floor	904	84	£12,000
First Floor	868	80.6	£11,000
Second Floor	855	79.4	£10,500
TOTAL	2,627	244	

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/PRICE

The long leasehold interest is available at a quoting price of £495,000, subject to contract. The premises are also available on a leasehold basis at a quoting rent of £32,500 per annum exclusive. Alternatively, the offices can be taken on a floor-by-floor basis, subject to terms.

LEASE DETAILS

The office is currently held on a 999-year lease with effect from 31st October 2002. A ground rent of £300.00 is payable per annum.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £27,000.00. Rates payable will be in the region of £13,473.00 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 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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