

**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

# FOR SALE

**THREE STOREY COMMERCIAL PROPERTY –  
INCOME PRODUCING**



**14 WARSTONE PARADE EAST, JEWELLERY QUARTER,  
BIRMINGHAM, B18 6NR**

**2,936 SQ FT (272.8 SQ M)**

- INCOME PRODUCING PROPERTY
- FREEHOLD TITLE
- SELF CONTAINED UNIT
- DEVELOPMENT POTENTIAL (STPP)

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

## LOCATION

The property is located on Warstone Parade East off Warstone Lane, in the heart of the Jewellery Quarter. St Paul's Square is a short walk away from the property and Birmingham City Centre is approximately ½ mile away. The Jewellery Quarter benefits from regular public transport within close proximity.

## DESCRIPTION

The property comprises a three storey mid-terraced building of brick-built construction surmounted by a shallow pitched roof. The accommodation benefits from a ground floor commercial unit with metal roller shutter and residential accommodation on the first and mezzanine floor.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	943	87.6
Mezzanine Floor	873	81.2
First Floor	1,120	104.1
<b>TOTAL</b>	<b>2,936</b>	<b>272.9</b>

## 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 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 freehold interest is available at a quoting price of £295,000, subject to contract.

## LEASE TERMS

We have been informed that the property has a current income of £17,100 per annum exclusive. Further details available upon request.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £9,600. Rates payable will be in the region of £4,790 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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