

**MASON  
YOUNG**  
PROPERTY CONSULTANTS

# FOR SALE

**SINGLE STOREY INDUSTRIAL UNIT WITH  
SELF CONTAINED YARD**



**83 MOTT STREET, HOCKLEY,  
BIRMINGHAM, B19 3HD**

**986 SQ FT (91.5 SQ M)**

- SITE AREA OF 4,200 SQ FT
- PROMINENT LOCATION
- SECURE GATED YARD
- LONG LEASEHOLD

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Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB



## LOCATION

The property is situated in Hockley, an established inner city industrial location approximately 0.5 miles to the north of Birmingham city centre. Mott Street connects with Howard St, which then provides access to the Birmingham middle ring road at Constitution Hill (A41) which is a main arterial route into Birmingham city centre. The property is situated a short distance from Newtown Middle way which forms part of the middle ring road (A4540), allowing easy access to the national motorway network via the A38(M) Aston Expressway, which is located approximately 0.5 miles to the north.

## DESCRIPTION

The property comprises of an end-terraced single storey industrial unit surmounted by a mono pitched roof. Internally the accommodation benefits from a mezzanine floor, three phase electricity, gas mains, water, combat heater air blower, two storey offices and WC facilities. Externally the property has a yard area with concrete surface and metal gates. This property has an eaves height of 4.79 meters.

The total site area is approximately 4,200 sq ft.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	842	78
Mezzanine Floor	144	13
<b>TOTAL</b>	<b>986</b>	<b>91</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 mains gas, water and three phase 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 property is held on a 99 year long lease with effect from September 1988 at a peppercorn rent. The long leasehold interest is available at a quoting price of £395,000.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £6,000. Rates payable will be in the region of £2,994 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. Before a business relationship can be formed, we will request proof of identification for the purchasing 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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