

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR OFFICE/RETAIL UNIT



**UNIT B, GALBRAITH HOUSE, 141 GREAT CHARLES ST,
QUEENSWAY, BIRMINGHAM, B3 3LG**

994 SQ FT (92.3 SQ M)

- FLEXIBLE TERMS
- VARIETY OF USES (STP)
- PROMINENT LOCATION
- SITUATED IN BUSINESS DISTRICT

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Warstone Lane
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LOCATION

The property is prominently situated at the junction of Great Charles Street Queensway and Newhall Street and lies within the business district of Birmingham City Centre. The property is located a short walk from the City's main shopping district, and Snow Hill and New Street Train Stations.

DESCRIPTION

The premises are situated on the ground floor of Galbraith House and comprises a glazed shop front, laminated flooring, tiled walls, light points and extraction canopy. The previous kitchen has been removed but there is provision for a kitchen to be fitted. There are WC facilities located within the communal areas.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	994	92.3
TOTAL	994	92.3

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/RENT

The property is available at a rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

SERVICE CHARGE

We are advised that the service charge will be approximately £2,200 per annum.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £16,500. Rates payable will be in the region of £8,233.5 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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