

FOR SALE

WAREHOUSE/INDUSTRIAL PREMISES - DEVELOPMENT POTENTIAL (STPP)



105 HOSPITAL STREET/20 NEW SUMMER STREET HOCKLEY, BIRMINGHAM, B19 3XB

36,080 SQ FT (3,352 SQ M)

- FREEHOLD TITLE
- DEVELOPMENT POTENTIAL (STPP)
- PROMINENT LOCATION
- SUITABLE FOR A VARIETY OF USES (STPP)

T: 0121 285 3535 F: 0121 285 3536 W: masonyoung.co.uk

E: <u>info@masonyoung.co.uk</u>

6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The property is situated on Hospital Street with a return frontage to New Summer Street. The B4100 Constitution Hill is in close proximity and is a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. Access to the A38 (M) is approximately 0.5 mile away, which provides access to the M6 and major national motorway networks. Birmingham City Centre is approximately 0.5 mile from the subject property.

DESCRIPTION

The property comprises of a two-storey industrial building with frontage that extends from Hospital Street to New Summer Street. The building is predominantly of brick construction surmounted by a mixture of both flat and pitched roof. Internally, the warehouse premises comprises of gas fired warm air blower heaters, halogen spot & fluorescent strip lighting, five roller shutter doors and 10 CWT capacity goods lift. The warehouse has an approximate eaves height of 5.4 metres. The offices benefit from gas fired central heating, fluorescent strip lighting, part single and part double glazed windows, kitchen & WC facilities.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|-----------|--------|-------|
| Warehouse | 30,914 | 2,872 |
| Offices | 5,166 | 480 |
| TOTAL | 36,080 | 3,352 |

PLANNING

We have been informed by the landlord that planning permission has been granted for B2/B8 use.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected.

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 £2,800,000, subject to contract.

The property is currently listed within the 2017 rating listing as having a rateable value of £64,500. Rates payable will be in the region of £30,895.50 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.

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

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481

Email: af@masonyoung.co.uk









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.