

# MASON YOUNG

PROPERTY CONSULTANTS ■

# 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)

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Jewellery Quarter  
Birmingham  
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## 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
<b>TOTAL</b>	<b>36,080</b>	<b>3,352</b>

## 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.

## BUSINESS RATES

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.

## 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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