

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

TWO STOREY RETAIL UNIT WORKSHOP



**9 WARSTONE MEWS, JEWELLERY
QUARTER, BIRMINGHAM, B18 6JR**

780 SQ FT (72.5 SQ M)

- TWO STOREY RETAIL PREMISES
- FULLY FITTED JEWELLERS
- PROMINENT LOCATION
- SECURE REAR CAR PARK

T: **0121 285 3535**
F: **0121 285 3536**
W: **masonyoung.co.uk**
E: **info@masonyoung.co.uk**

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

LOCATION

The property is located within a parade of retail units set back from the main Warstone Lane on Warstone Mews. Local amenities are within walking distance including high street banks, post office, Tesco Express and Subway. The premises benefit from transport links providing access across Birmingham located within close proximity. Birmingham City Centre is approximately 1 mile away from the subject premises.

DESCRIPTION

The property comprises a mid-terraced two storey retail unit of brick-built construction surmounted by a pitched tiled roof. Internally the property is a ground floor and first floor retail unit that benefits from carpets, suspended ceiling incorporating inset light points, air conditioning, power points, electric roller shutters to main door and windows, alarm, CCTV & WC facilities. The first floor provides office/storage space. The property is fully fitted to include display counters & cabinets, lockable safes and other associated equipment.

Externally there is one car parking space to the rear of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	389	36.1
First Floor	391	36.4
TOTAL	780	72.5

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 £24,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

