

TO LET

FIRST & SECOND FLOOR
OFFICES WITH CAR PARKING



168 HOLLIDAY STREET, CITY CENTRE BIRMINGHAM, B1 1TJ

611 - 1,259 SQ FT (57 - 117 SQ M)

- SELF-CONTAINED
- SECURE CAR PARKING
- PROMINENT LOCATION
- INSIDE CLEAN AIR ZONE

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6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The property is situated on the corner of Holliday Street and Granville Street in Birmingham City Centre. The local area provides a variety of retail shops, restaurants and other independent businesses. The Cube and The Mailbox are located a short walk from the premises. New Street Train Station is located within 15 minutes walking distance.

DESCRIPTION

The premises comprise of a three-storey building of brick-built construction surmounted by a pitched tiled roof. The available office accommodation is on the first and second floors and internally benefits from carpet, plaster and painted walls, category 2 lighting, double glazing, gas central heating, perimeter trunking, power points, alarm, WC & kitchen facilities. Towards the rear of the property is an external courtyard area for secure car parkina.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT PAX
First Floor	611	57	£12,000
Second Floor	648	60	£12,000
TOTAL	1,259	117	£24,000

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

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 on a floor-by-floor basis at a quoting rent of £12,000 per annum per floor or both floors can be taken as a whole at a quoting rent of £24,000 per annum exclusive, subject to contract. Terms to be agreed. Electricity & gas are included but telecoms and business rates are excluded.

BUSINESS RATES

The first floor is currently listed within the 2020 rating listing as having a rateable value of £7,600. Rates payable will be in the region of £3,792.4 per annum respectively. Small business rate relief may apply.

The second floor currently listed within the 2020 rating listing as having a rateable value of £5,600. Rates payable will be in the region of £2,794.4 per annum respectively. Small business rate relief may apply.

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.

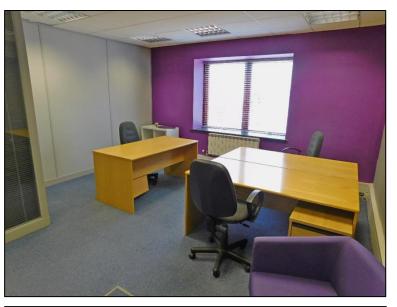
VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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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: (1) these particulars are for guidance only and do not constitute any part of an offer or contract. (11) 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.