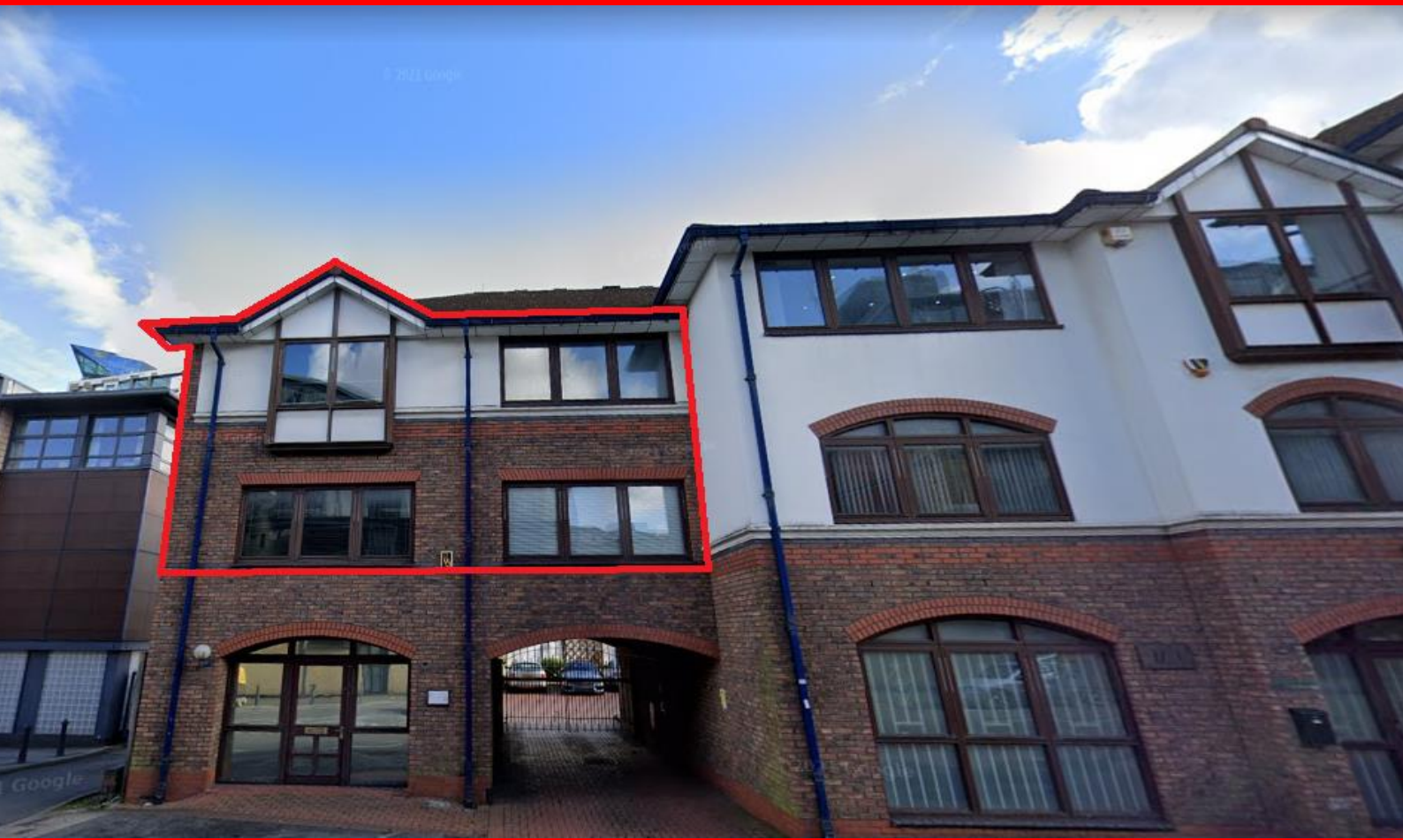


**FIRST & SECOND FLOOR
OFFICES WITH CAR PARKING**



**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

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 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 parking.

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.

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 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.

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

