

FOR SALE

BASEMENT & GROUND FLOOR OFFICE/RETAIL SPACE



25 SHEEPCOTE STREET, BIRMINGHAM, B16 8AE

3,295 SQ FT (306.1 SQ M)

- PROMINENT LOCATION
- SELF-CONTAINED
- LONG LEASEHOLD
- VARIETY OF USES (STP)

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 located on Sheepcote Street which adjoins Broad Street, a popular leisure and retail location in Birmingham City Centre. Arena Birmingham and Brindley Place are both close by. The location allows for convenient access across the city via the inner ring road and the motorway network is accessed at J6 of the M6 (Spaghetti Junction).

DESCRIPTION

The property provides office accommodation at ground and basement level, which opens on to the canal towpath. The property is accessed via a pedestrian door from Sheepcote Street. The office is predominantly open plan with an element of cellular offices. The basement provides further office & storage accommodation, which also comprises of both open-plan and cellular rooms, separate WC and kitchen facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement	2,286	212.3
Ground Floor	1,008	93.6
TOTAL	3,294	306.1

PLANNING

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

We are advised main services are connected to include 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/PRICE

The long leasehold interest is available at a quoting price of £325,000, subject to contract.

LEASE DETAILS

The property is currently held on a long lease expiring 23rd March 2125 and has approximately 102 years remaining. The ground rent is currently £100 per annum, reviewed every 25 years with a £200 uplift at each review.

SERVICE CHARGE

The service charge is £750 per annum, reviewed every 25 years with a £750 uplift at each review

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £3,950. Rates payable will be in the region of £1,971.05 per annum. Small business rates 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

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

Email: af@masonyouna.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: (1) 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. (VII) 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. (VIII) 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.