

**MASON  
YOUNG**  
PROPERTY CONSULTANTS

**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)

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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
<b>TOTAL</b>	<b>3,294</b>	<b>306.1</b>

## PLANNING

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

## SERVICES

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 23<sup>rd</sup> 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

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)

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