

# MASON YOUNG

PROPERTY CONSULTANTS

# LEASE FOR SALE

SELF CONTAINED MEDICAL FACILITY  
WITH ON SITE CAR PARKING



**4 ARTHUR ROAD, EDGBASTON,  
BIRMINGHAM, B15 2UL**

**5,604 SQ FT (520 SQ M)**

- ON SITE CAR PARKING
- CHARACTER BUILDING
- ESTABLISHED LOCATION
- MEDICAL/TREATMENT ROOMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on the prestigious Calthorpe Estate and is accessed via a private driveway off Arthur Road. There is a bus stop located outside the property, which provides transport links to Birmingham City centre. The property is located approximately 0.7 miles away from the A38.

## DESCRIPTION

The property comprises a three-storey character period building which has previously been used as offices but was converted to a clinic comprising of a variety of treatment rooms. The property is of brick-built construction surmounted by a pitched tiled roof. Internally the property provides offices and meeting rooms on the ground, first and second floor, with numerous treatment rooms available throughout the building. There is an operating theatre located on the first floor. The property has laminate floor covering, plastered and painted walls and ceilings with inset spot lights, gas central heating, wall-mounted air conditioning units, perimeter power points, wash hand basins and separate male and female WC facilities. The larger treatment rooms have linoleum covered floors and steel wash hand basins. The property has a passenger lift for disabled clients. Externally, there are a number of outbuildings which are used for storage & office purposes. The property has large gardens to the front and rear of the property and is accessed via a private driveway with provision for both staff and customer parking.

## ACCOMMODATION

AREA	SQ FT	SQ M
Basement	809	75
Ground Floor	1,446	134
First Floor	1,146	106
Second Floor	1,256	116
Outbuildings	945	87
<b>TOTAL</b>	<b>5,604</b>	<b>520</b>

## 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 three phase 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 property is available by way of an assignment of the existing lease at a premium of £300,000, subject to contract. Terms to be agreed.

## LEASE DETAILS

The property is currently held on a long lease and has approximately 9 years remaining on the lease. The ground rent is £6,000 per annum.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £23,500. Rates payable will be in the region of £11,726 per annum.

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

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