

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**FOR SALE**

**THREE STOREY  
RETAIL INVESTMENT**



**99 VITTORIA STREET, JEWELLERY QUARTER  
BIRMINGHAM, B1 3NU  
1,082 SQ FT (100.5 SQ M)**

- PROMINENT LOCATION
- GRADE II LISTED
- FREEHOLD TITLE
- RETAIL INVESTMENT

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Vittoria Street, close to the junction with Warstone Lane, in the vibrant Jewellery Quarter area of Birmingham with easy access to the City Centre. The area has numerous public transport links including the Birmingham Metro Tram link providing access to Wolverhampton and Birmingham Snow Hill Station. The Jewellery Quarter comprises a mix of office, retail, leisure and residential development with Tesco, Subway, Greggs, Costa Coffee, HSBC and Barclays Bank.

## DESCRIPTION

The premises are situated on Vittoria Street and comprise of a mid-terraced, three storey Grade II listed building of brick-built construction surmounted by a pitched slate roof. The ground floor has a retail display frontage to the main street with ancillary storage to the rear and further office accommodation to the first and second floors. There is a kitchen on the first floor and WC accommodation on the ground floor. Internally, the property benefits from a trade counter, carpets, gas fired central heating, suspended ceiling incorporating CAT II lighting, security grilles to windows, intercom entry system, CCTV and alarm.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	436	40.5
First Floor	338	31.4
Second Floor	308	28.6
<b>TOTAL</b>	<b>1,082</b>	<b>100.5</b>

## PLANNING

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

## SERVICES

We are advised all main services are connected.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/PRICE

The freehold interest is available at a quoting price of £425,000, subject to contract.

## LEASE DETAILS

The entire property is currently let on a 3-year lease with effect from November 2019, the passing rent is £20,000 per annum exclusive.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £7,900. Rates payable will be in the region of £3,942.10 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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