

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GROUND & FIRST FLOOR RESTAURANT
WITH EXTERNAL COURTYARD**



**PITSFORD HOUSE, 19-23 PITSFORD STREET
BIRMINGHAM, B18 6LJ**

5,221 SQ FT (485 SQ M)

- SELF-CONTAINED
- A3 USE GRANTED
- PROMINENT LOCATION
- SUITABLE FOR A VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The premises are situated on Pitsford Street which is accessed off Vyse Street, being one of the main streets running through the Jewellery Quarter. It is also close to the main A41 Great Hampton Street which links to Birmingham City Centre, the inner ring road and the M5/M6 motorway. Jewellery Quarter railway station is approximately 5 minutes' walk giving direct access to Birmingham Snow Hill & New Street.

DESCRIPTION

The premises comprise of a two storey building of brick built construction surmounted by a pitched tiled roof. The property comprises of a self-contained ground floor restaurant premises. Internally the accommodation benefits from laminated flooring, plaster & painted walls, inset ceiling light points, wall mounted electric heaters and fluorescent strip lighting. The kitchen is fully fitted to include an extractor/canopy, stainless steel lined walls, tiled walls & floors and stainless steel sink drainer unit. There are separate toilet facilities located on the ground floor. The first floor is accessed via an external metal staircase and benefits from laminated flooring, plaster & painted walls, light points, gas fired central heating, kitchenette, WC & shower facilities. Externally there is a shared courtyard which can be used for parking & loading.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	817	76
First Floor	908	84
Courtyard	3,500	325
TOTAL	5,225	485

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/RENT

A premium of £30,000 is sought in respect of the fixtures and fittings. The quoting rent is £40,000 per annum exclusive, terms to be agreed.

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

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