

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

RETAIL OPPORTUNITY



**4 TELEPHONE BOXES, EDEN PLACE
COLMORE ROW, BIRMINGHAM, B3 3PZ
36 SQ FT (3.34 SQ M)**

- PROMINENT LOCATION
- VARIETY OF USES
- INSIDE CLEAN AIR ZONE
- FLEXIBLE TERMS

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Warstone Lane
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LOCATION

The telephone boxes are located in a prime position just off Colmore Row. The telephone boxes are in a prominent position right at the heart of Birmingham's vibrant financial and professional core. Eden Place is located within walking distance of all three train stations, The Bullring Shopping Centre and The Mailbox. Major occupiers in the immediate vicinity include, amongst many others, RBS, Lloyds Bank, Eversheds, CBRE.

DESCRIPTION

The telephone boxes are grade II listed and comprises of a cast iron painted red box. The telephone box has a fitted extendable table inside which can be used for a variety of uses.

ACCOMMODATION

AREA	SQ FT	SQ M
Telephone Boxes	36	3.34
TOTAL	36	3.34

PLANNING

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

SERVICES

We are advised that electricity is connected.

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

The four telephone boxes are available at a rent of £20,000 per annum exclusive, subject to contract. 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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