

**MASON
YOUNG**
PROPERTY CONSULTANTS ■

FOR SALE

**GROUND FLOOR & BASEMENT
OFFICE BUILDING**



**40 WARSTONE PARADE EAST,
JEWELLERY QUARTER, BIRMINGHAM, B18 6NL**

968 SQ FT (91 SQ M)

- SELF-CONTAINED
- LONG LEASEHOLD
- PROMINENT FRONTAGE
- DEVELOPMENT POTENTIAL (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property is situated in a prominent location fronting Warstone Parade East, within walking distance from the Chamberlain Clock, being the heart of the Jewellery Quarter. Birmingham City Centre is situated approximately one mile from the subject premises.

DESCRIPTION

The property comprises of a three storey end terraced office of brick-built construction surmounted by a pitched tiled roof, Internally the building benefits from laminate flooring, plastered and painted walls, suspended ceiling and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement & Ground Floor	968	91
TOTAL	968	91

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 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.

LEASE DETAILS

The property is held on a long lease and has approximately 111 years remaining. The ground rent is £30 per annum.

SERVICE CHARGE

We understand that a service charge of £879 per annum is to be levied to cover the cost of services provided by the Landlord.

TENURE/PRICE

The property is available by way of an assignment of the existing lease at a premium of £225,000, 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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