

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

**GROUND FLOOR RETAIL UNIT WITH 3
SELF-CONTAINED FLATS – INCOME
PRODUCING**



**37-38 HORSE FAIR, CITY CENTRE
BIRMINGHAM, B1 1DA
2,809 SQ FT (261 SQ M)**

- PROMINENT LOCATION
- MIXED USE BUILDING
- FREEHOLD TITLE
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Horsefair Road, which immediately joins the A38 Bristol Road which is one of the main arterial routes into Birmingham City Centre. It benefits from a prominent position and is located close to the popular South side district, which includes The Arcadian, a collection of restaurants and bars. Birmingham's Chinese Quarter is in close proximity.

DESCRIPTION

The property comprises of a mid-terraced self-contained four storey building of brick construction surmounted by a pitched tiled slate roof. The front elevation of the property is Grade II Listed. Internally, the ground floor provides a pizza takeaway, which has been fitted out to Caspian Pizza's corporate standard and benefits from tiled floors and walls with plastered and painted ceiling. There are three self-contained flats located within the upper floors which are accessed from the side. There are two one-bedroom flats and one two bedroom flat benefitting from a lounge, bedroom, a kitchen & bathroom.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,098	102
First Floor	1,130	105
Second Floor	581	54
TOTAL	2,809	261

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.

TENURE/PRICE

The freehold interest is available at a quoting price of £595,000 subject to contract.

LEASE DETAILS

The ground floor retail shop is currently let at a passing rent of £15,391.20 per annum exclusive with 16 years remaining. The flats are all rented out on 3-year commercial lease bringing in an additional income of £21,600 per annum exclusive giving a total income of £36,991.2 per annum exclusive.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £11,000. Rates payable will be in the region of £5,489 per annum respectively. Small business rate relief may apply.

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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