

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES



**54 WARSTONE LANE, JEWELLERY QUARTER
BIRMINGHAM, B18 6NG
353 SQ FT (32.8 SQ M)**

- INSIDE CLEAN AIR ZONE
- PROMINENT LOCATION
- ROAD FRONTAGE
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a prominent location fronting Warstone Lane, 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 ground floor mid terraced retail unit of brick-built construction surmounted by a pitched tiled roof and a glazed shop front. Internally the building benefits from a solid floor with laminate covering, timber panel wall covering, plastered and painted ceiling with inset spot lights and air conditioning cassette. The property will benefit from kitchen and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	353	32.8
TOTAL	353	32.8

PLANNING

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

SERVICES

We are advised main services are connected to include 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/RENT

The property is available on leasehold basis at a rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed. A premium of £20,000 is also being requested.

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 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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