

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

**FOR SALE
TO LET**

**THREE STOREY OFFICE PREMISES
WITH ON SITE CAR PARKING**



**WEST SIDE, ELTON HOUSE, 5 POWELL STREET,
JEWELLERY QUARTER, BIRMINGHAM, B1 3DH**

1,850 SQ FT (172 SQ M)

- 10 CAR PARKING SPACES
- INSIDE CLEAN AIR ZONE
- ESTABLISHED LOCATION
- FREEHOLD/LEASEHOLD

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The premises are situated on Powell Street which is a one-way street, close to the junction of Camden Street in the Jewellery Quarter. The property can also be accessed via the main B4135 Summer Hill Road, which provides access to both Birmingham City Centre and Ladywood. The surrounding area is predominantly commercial; however, a number of residential apartment schemes are located in close proximity.

Inside Clean Air Zone

DESCRIPTION

The property comprises of a three storey building of brick built construction surmounted by a flat roof. Internally, the property is arranged to provide cellular office accommodation over three floors and benefits from carpet covered floors, plastered and painted walls, suspended ceiling with LED lighting, gas central heating, kitchen and separate WC accommodation. Externally, there is a secure car park to the rear providing 10 car parking spaces.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	436	41
First Floor	677	63
Second Floor	737	68
TOTAL	1,850	172

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 £495,000 subject to contract.

The property is also available on a leasehold basis at a quoting rent of £25,000 per annum exclusive.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £23,750. Rates payable will be in the region of £11,851.25 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 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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