

**THREE STOREY COMMERCIAL BUILDING –
DEVELOPMENT POTENTIAL (STP)**



**178 SOHO HILL, HOCKLEY,
BIRMINGHAM, B19 1AG**

4,933 SQ FT (458.1 SQ M)

- ON SITE CAR PARKING
- PROMINENT LOCATION
- SELF-CONTAINED BUILDING
- SUITABLE FOR A VARIETY OF USES (STP)

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located fronting the main A41 Soho Hill in Hockley which is situated approximately 2 miles north-west of Birmingham City Centre. The A41 is a main arterial route leading in to the city centre and to Junction 1 of the M5. The area predominantly consists of residential and commercial properties. Retail activity is mainly on Soho Road where there are various national and independent retailers, banks and offices.

DESCRIPTION

The premises comprise of a three-storey end-terraced Victorian building of brick-built construction surmounted by a pitched tiled roof. The property benefits from being partly double glazed and having gas central heating. The ground floor consists of an entrance hallway and an office with the hallway providing access to the lounge, function room and stairs to the first floor. The function room is L-shaped comprising of a bar, raised platform, stairs leading down to the basement and separate male and female WC facilities to the rear. The first floor consists of a kitchen, separate male and female WC facilities, storage room, an additional function room including a bar and stairs leading to the second floor. On the second floor there is a self-contained two-bedroom flat. The front of the building has provision for car parking.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement	324	30
Ground Floor	2,476	230
First Floor	1,202	111.6
Second Floor	931	86.5
TOTAL	4,933	458.1

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 £650,000 subject to contract.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £10,000. Rates payable will be in the region of £4,990 per annum.

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

Ajramand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk

