

TO LET

**TWO STOREY
RETAIL/LEISURE PREMISES**



**51 ST GEORGES ST, HOCKLEY
BIRMINGHAM, B19 3QU
4,430 SQ FT (411.6 SQ M)**

- INSIDE CLEAN AIR ZONE
- PROMINENT LOCATION
- ON SITE CAR PARKING
- SUITABLE FOR A VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The premises are situated along St Georges St, close to the junction with Hospital St. The premises are well located for access to the inner ring road and wider motorway network with Birmingham City Centre approximately 1 mile distant.

DESCRIPTION

The premises comprise of a two storey building of brick built construction surmounted by a flat roof incorporating translucent panels. The property has been fitted out internally to a high standard to include raised floors, plaster & painted walls, fluorescent strip lighting, three phase electric, CCTV, a kitchen area and WC facilities. Externally there is a car park area for loading/ unloading.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,215	205.8
First Floor	2,215	205.8
TOTAL	4,430	411.6

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 property is available at a rent of £39,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2019 rating listing as having a rateable value of £18,000. Rates payable will be in the region of £8,982 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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