

**GROUND FLOOR & BASEMENT
OFFICE BUILDING WITH PLANNING**



**40 WARSTONE PARADE EAST,
JEWELLERY QUARTER, BIRMINGHAM, B18 6NR**

970 SQ FT (90.1 SQ M)

- SELF-CONTAINED
- LONG LEASEHOLD
- PROMINENT FRONTAGE
- PLANNING GRANTED FOR 2 BED APARTMENT

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 situated in a prominent location fronting Warstone Parade East, 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 a three storey end terraced office of brick-built construction surmounted by a pitched tiled roof, Internally the building benefits from laminate flooring, plastered and painted walls, suspended ceiling and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	621	57.7
Basement	349	32.4
TOTAL	970	90.1

PLANNING

Please note planning permission has been granted for a 2 bedroom flat (use class C3). Planning Application No: 2021/08398/PA.

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.

LEASE DETAILS

The property is held on a long lease and has approximately 111 years remaining. The ground rent is £30 per annum.

SERVICE CHARGE

We understand that a service charge of £879 per annum is to be levied to cover the cost of services provided by the Landlord.

TENURE/PRICE

The property is available by way of an assignment of the existing lease at a premium of £195,000 subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing. The rateable value will be £9,800 from April 2023. Rates payable will be in the region of £4,890 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481



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