

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

**GROUND FLOOR RESTAURANT/TAKEAWAY  
PREMISES – PREMIUM APPLICABLE**



**54 WARSTONE LANE, JEWELLERY QUARTER,  
BIRMINGHAM, B18 6NG**  
**933 SQ FT (86.7 SQ M)**

- SHISHA LOUNGE
- CAR PARK AT REAR
- MAIN ROAD FRONTAGE
- WITHIN CLEAN AIR ZONE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB



**LOCATION**

The property is situated on Warstone Lane, close to its junction with Tenby Street North and is within close proximity to the Chamberlain Clock, the heart of the Jewellery Quarter. The property is situated only a short walk from all major public transport links and local amenities including high street banks, post office and Tesco Express store. The Jewellery Quarter Train Station is located approximately 0.2 miles north from the premises providing transport links into Birmingham City Centre, which is located approximately 1.3 miles from the subject property.

This property is located inside of the Birmingham Clean Air Zone.

**DESCRIPTION**

The property is a single storey ground floor retail unit of brick-built construction with a flat roof. The property comprises of a restaurant benefitting from a solid floor with laminate covering, full height glazed windows and a timber clad wall, inset spot lights and fluorescent strip lights. The kitchen at the rear benefits from tiled covered floor and walls, extraction canopy, fryer, grill, oven, stainless steel sinks and drainer, fridge and staff WC facilities. At the rear there is a cold store and chiller unit. The property has a seating area both internally and externally. There is a shared parking area to the rear of the property.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	933	86.7
<b>Total</b>	<b>933</b>	<b>86.7</b>

**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/RENT**

The property is available at a rent of £25,000 per annum exclusive, subject to contract. Terms to be agreed.

A premium of £50,000 is sought in respect of the existing fixtures and fittings. Further details are available upon request.

**BUSINESS RATES**

The property is currently listed within the 2017 rating listing as having a rateable value of £25,000. Rates payable will be in the region of £12,475 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 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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