

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

T: 0121 285 3535 F: 0121 285 3536

W: <u>masonyoung.co.uk</u>
E: <u>info@masonyoung.co.uk</u>

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
Total	933	86.7

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 aas, 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

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.

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.

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

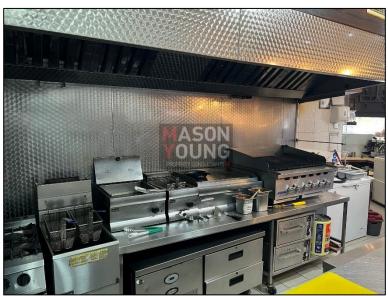
CONTACT DETAILS

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

Email: af@masonyoung.co.uk









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.