

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR FRONT RETAIL/OFFICES



## GROUND FLOOR FRONT, 22 FREDERICK STREET, JEWELLERY QUARTER, BIRMINGHAM, B1 3HE

### 1,499 SQ FT (139.2 M)

- SELF-CONTAINED
- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB



**LOCATION**

The property is situated on Frederick Street, close to its junction with Regent Street and is within close proximity to the Chamberlain Clock, the heart of the Jewellery Quarter. It 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.

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

**DESCRIPTION**

The premises comprise a three-storey building of brick-built construction surmounted by a pitched roof with slate covering. The vacant accommodation is located on the ground & basement floors. Internally, the premises benefits from wooden flooring, plaster and painted walls and ceilings, power points and WC facilities.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor Front	797	74.0
Basement	702	65.2
<b>TOTAL</b>	<b>1,499</b>	<b>139.2</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 on a leasehold basis at a quoting rent of £25,000 per annum exclusive, subject to contract. Terms to be agreed.

**BUSINESS RATES**

The property is currently listed within the 2023 rating listing as having a rateable value of £11,500. Rates payable will be in the region of £5,738.50 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**

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