

**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

**FOR SALE**

**THREE STOREY COMMERCIAL BUILDING -  
DEVELOPMENT POTENTIAL (STP)**



**32 HYLTON STREET, JEWELLERY QUARTER,  
BIRMINGHAM, B18 6HN**

**2,777 SQ FT (258 SQ M)**

- DEVELOPMENT POTENTIAL (STP)
- ESTABLISHED LOCATION
- REAR COURTYARD
- FREEHOLD TITLE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property occupies a prominent position fronting Hylton Street in the heart of Birmingham's historic and vibrant Jewellery Quarter. The immediate area is well served by public transport with regular bus services and being only 200 yards from the Jewellery Quarter train and metro station. The premises are well located for access to the inner ring road with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square and Brindley Place within ½ a mile. Great Hampton Street (A41) is within close proximity providing a direct link to the A38 (M) Aston Expressway and the national motorway network.

## DESCRIPTION

The property comprises a three storey mid-terraced building of brick-built construction surmounted by a pitched tiled roof. The property is accessed directly from the main road. Internally the property has a concrete floor at ground floor with the upper floors having timber floors, plastered & painted walls and ceilings, kitchen and WC facilities. The windows are single glazed. The property also has a basement area and rear courtyard.

## ACCOMMODATION

AREA	SQ FT	SQ M
Basement	140	13
Ground Floor	947	88
First Floor	818	76
Second Floor	699	65
Courtyard	172	16
<b>TOTAL</b>	<b>2,776</b>	<b>258</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/PRICE

The freehold interest is available at a quoting price of £350,000 subject to contract.

## BUSINESS RATES

The ground floor is currently listed within the 2023 rating listing as having a rateable value of £5,100. Rates payable will be in the region of £2,544.90 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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