

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR SHOWROOM
& REAR INDUSTRIAL UNIT



90 NEWTOWN ROW, ASTON,
BIRMINGHAM, B6 4HZ
6,972 SQ FT (647.7 SQ M)

- INSIDE CLEAN AIR ZONE
- PROMINENT LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a prominent position on the corner of New Town Row (A34) and Hatchett Street. The property is located in close proximity to the A4540 New John Street West and the New Town Middleway junction, providing good access to the wider Birmingham area. The A38 is in close proximity which provides access to J6 of the M6 motorway. Birmingham City Centre is located approximately 1.3 miles south from the subject premises. Jewellery Quarter Train Station and Tram Station is located approximately 1 mile south west from the premises, providing regular links into Birmingham City Centre and the surrounding areas.

DESCRIPTION

The property comprises of a three-storey building of brick-built construction surmounted by a flat roof. Internally, the ground floor showroom benefits from solid floor with part laminate and part carpet covered floor, uPVC cladded ceiling, plastered and painted walls, kitchen & WC facilities. The rear industrial unit is a single storey metal portal frame building with concrete floor, pitched roof, brick walls and fluorescent strip lights. Externally, the property benefits from an electric metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Showroom	1,631	152.7
Industrial Unit	5,341	496
Total	6,972	647.7

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 three phase 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 £42,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The front showroom is currently listed within the 2023 rating listing as have a rateable value of £8,600. Rates payable will be in the region of £4,291.40 per annum.

The rear unit is currently listed within the 2023 rating listing as have a rateable value of £9,000. Rates payable will be in the region of £4,491 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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