

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES –  
AVAILABLE AS WHOLE OR INDIVIDUALLY



**GROUND FLOOR, 75 SPENCER STREET,  
JEWELLERY QUARTER, BIRMINGHAM, B18 6DE**

**179 - 439 SQ FT (16.6 - 40.7 SQ M)**

- FLEXIBLE TERMS
- SELF-CONTAINED
- PROMINENT FRONTAGE
- CLOSE TO BIRMINGHAM CITY CENTRE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Spencer Street, just off Warstone Lane in the heart of Birmingham's Jewellery Quarter. The building is within easy reach of local amenities including pubs, restaurants, shopping facilities and transport links including the Jewellery Quarter Train Station which is approximately 0.2 miles from the property.

This property is located inside the Birmingham Clean Air Zone.

## DESCRIPTION

The property is a character building of brick-built construction and comprises of a variety of rooms arranged over three floors surmounted by a pitched tiled roof. Internally this building benefits from concrete flooring, plastered and painted walls, fluorescent strip lighting, a kitchen & WC facilities.

## ACCOMMODATION

AREA	SQ FT	SQ M	RENT (PAX)
Ground Floor (Unit 1)	179	16.6	£7,500
Ground Floor (Unit 2)	260	24.1	£9,500
<b>TOTAL</b>	<b>439</b>	<b>40.7</b>	<b>£17,000</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 can be taken on as a whole or separately subject to contract. Terms to be agreed. All rents are detailed in the table above.

## BUSINESS RATES

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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