

LEASE FOR SALE

**TWO STOREY RETAIL PREMISES
– PREMIUM APPLICABLE**



**16 WARSTONE MEWS, JEWELLERY QUARTER,
BIRMINGHAM, B18 6JB**
594 SQ FT (55.2 SQ M)

- CAR PARKING AVAILABLE
- PROMINENT LOCATION
- PREMIUM APPLICABLE
- FULLY FITTED SHOP

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located within a parade of retail units set back from the main Warstone Lane on Warstone Mews. Local amenities are within walking distance including high street banks, post office, Tesco Express and Subway. There are excellent transport links all located within walking distance. Birmingham City Centre is located approximately 1 mile away.

DESCRIPTION

The property comprises a mid-terraced two storey retail unit of brick-built construction surmounted by a pitched tiled roof. Internally the property consists of a ground floor fully fitted retail area and further workshop/office space on the first floor together with a small kitchen area and WC accommodation. Internally the property benefits from carpeted flooring, gas fired central heating, air conditioning, inset ceiling lights, metal roller shutters to doors and windows and alarm. Externally there are two car parking spaces to the front of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	296	27.5
First Floor	298	27.7
TOTAL	594	55.2

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.

LEASE DETAILS

The property is let on a 3-year lease with effect from October 2022 at a passing rent of £25,000 per annum.

TENURE/PRICE

A premium of £60,000 is sought in respect of the fixtures and fittings. Further details are available upon request.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £17,250. Rates payable will be in the region of £8,607.75 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 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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