

LEASE FOR SALE

**GROUND FLOOR CAFÉ
– PREMIUM APPLICABLE**



**198 WARSTONE LANE, JEWELLERY QUARTER,
BIRMINGHAM, B18 6JR**
391 SQ FT (36.35 SQ M)

- FULLY FITTED KITCHEN
- PROMINENT LOCATION
- RESTAURANT/ CAFÉ USE
- SECURE PARKING SPACE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property occupies a prominent position on Warstone Lane in the heart of Birmingham's historic and vibrant Jewellery Quarter close to the Jewellery Quarter Metro and Railway Station. Warstone Lane provides direct access to the B4100, which in turn provides direct access to Birmingham City Centre. The subject premises is located approximately 1 mile from Birmingham City Centre. Local amenities are within walking distance including high street banks, post office, Tesco Express, Costa, Greggs and Subway.

DESCRIPTION

The café premises are located on the ground floor, overlooking Warstone Lane. Internally the property benefits from tiled floors and plastered and painted walls, a kitchen area including full extraction canopy, WC accommodation and gas central heating. Externally the property benefits from a secure car parking space which is included within the car park at the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	391	36.35
Total	391	36.35

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

A new lease to be agreed with the landlord at a rent of £12,000 per annum exclusive.

TENURE/PRICE

A premium of £45,000 is sought in respect of the fixtures and fittings. Stock at value. Further details are available upon request.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £7,300. Rates payable will be in the region of £3,642.70 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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