

**MASON
YOUNG**
PROPERTY CONSULTANTS ■

FOR SALE

**GROUND FLOOR RETAIL WITH UPPER
FLOOR RESIDENTIAL ACCOMMODATION**



**21 FREDERICK STREET, JEWELLERY QUARTER
BIRMINGHAM, B1 3HE
3,076 SQ FT (285.7 SQ M)**

- FREEHOLD TITLE
- RESTAURANT PREMISES
- MAIN ROAD FRONTAGE
- CHARACTER PROPERTY

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Frederick Street, close to its junction with Regent Street and is within close proximity to the Chamberlain Clock, the heart of the Jewellery Quarter. It is situated only a short walk from all major public transport links and local amenities including high street banks, post office and Tesco Express store. This property is located inside of the Birmingham Clean Air Zone.

DESCRIPTION

The premises comprise of a three storey brick built building surmounted by a pitched roof with slate covering. The ground floor restaurant benefits from solid floor with tiled covering, part plastered and painted walls with exposed brickwork, double pitched wooden roof with glass panels, suspended halogen lights, kitchen incorporating full extraction canopy and separate W/C facilities. There is also a basement area for storage and an external seating area to the front. The restaurant has seating for approximately 100 covers. The property also benefits from three self-contained flats on the first floor and second floors.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement	94	8.7
Ground Floor	2,254	209.4
First Floor - Flat 1	181	16.8
First Floor - Flat 2	168	15.6
Second Floor - Flat 3	379	35.2
Total	3,076	285.7

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 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 £1,000,000, subject to contract.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £19,750. Rates payable will be in the region of £9,855.25 per annum respectively.

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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