

MASON YOUNG

PROPERTY CONSULTANTS

LEASE FOR SALE

DESSERT PARLOUR
– PREMIUM APPLICABLE



**52 ALLISON STREET, DIGBETH,
BIRMINGHAM, B5 5TH**
798 SQ FT (74.1 M)

- RECENTLY REFURBISHED
- INSIDE CLEAN AIR ZONE
- PROMINENT LOCATION
- PREMIUM APPLICABLE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property is situated on Allison Street in Digbeth. The property is surrounded by many other commercial properties and is in close proximity to the Bull Ring in Birmingham City Centre. Birmingham City Centre is located within walking distance. Birmingham Moor Street is located 0.2 miles away from the premises, providing regular links into Birmingham New Street and the surrounding areas.

DESCRIPTION

The property comprises of a three-storey end terraced building of brick built construction surmounted by a pitched tiled roof with the vacant accommodation being on the basement and ground floor. Internally, the property benefits from part lino & part tiled flooring, plastered and painted walls, part tiled walls, fluorescent strip lights, a store, a kitchen and WC facilities. There is various equipment contained inside including 4 waffle machines, ice cream machine, thick shake machine, 2 fridges, an icemaker and various tables & chairs.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement	536	49.8
Ground Floor	262	24.3
Total	798	74.1

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 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 property is available on a leasehold basis at a quoting rent of £8,500 per annum exclusive, subject to contract. Terms to be agreed.

A premium of £10,000 is sought in respect of the fixtures and fittings. Stock at value. Further details are available upon request.

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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