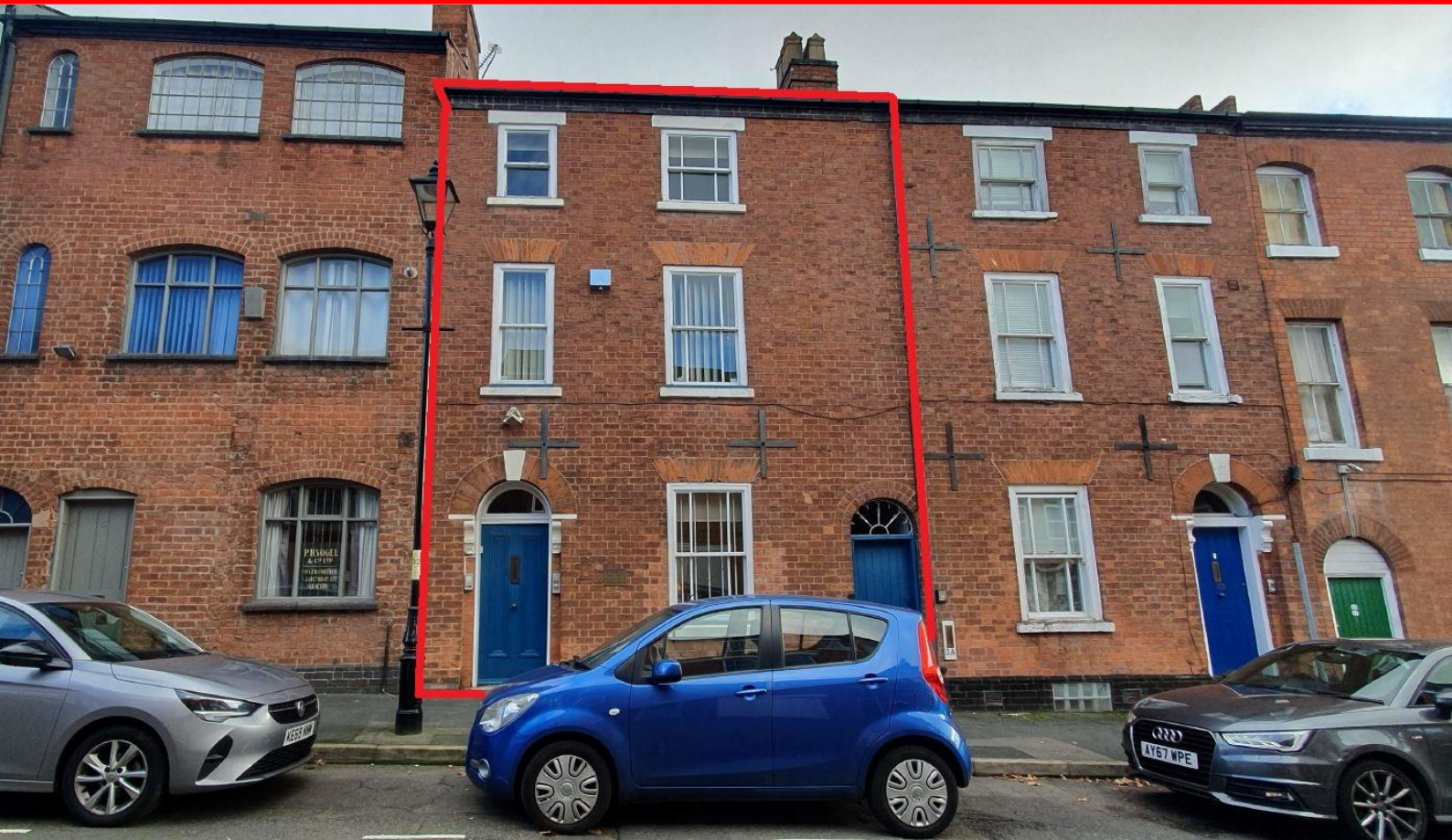


**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

**FOR SALE**

**THREE STOREY OFFICE  
PREMISES**



**4 WARSTONE PARADE EAST, JEWELLERY QUARTER,  
BIRMINGHAM, B18 6NR**  
**1,955 SQ FT (181.76 SQ M)**

- GRADE II LISTED
- SELF-CONTAINED
- FREEHOLD TITLE
- CHARACTER PROPERTY

T: **0121 285 3535**  
F: **0121 285 3536**  
W: **[masonyoung.co.uk](http://masonyoung.co.uk)**  
E: **[info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)**

**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## **LOCATION**

The property is located on Warstone Parade East off Warstone Lane, in the heart of the Jewellery Quarter. St Paul's Square is a short walk away from the property and Birmingham City Centre is approximately ½ mile away. The Jewellery Quarter benefits from regular public transport within close proximity.

## **DESCRIPTION**

A traditional three storey Grade II Listed office premises of brick construction surmounted by a pitched slate clad roof having a rear flat roof extension and having undergone major refurbishment in early 2000's but retaining much of its character with many original features internally. The office accommodation is arranged over three floors and benefits from carpet flooring, plaster & painted walls & ceilings, gas fired central heating, a kitchen and WC facilities.

## **ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	850	79
First Floor	634	58.95
Second Floor	321	29.83
Basement	150	13.98
<b>TOTAL</b>	<b>1,955</b>	<b>181.76</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/PRICE**

The freehold interest is available at a quoting price of £325,000 subject to contract.

## **BUSINESS RATES**

The property is currently listed within the 2023 rating listing as having a rateable value of £5,000. Rates payable will be in the region of £2,495.00 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.

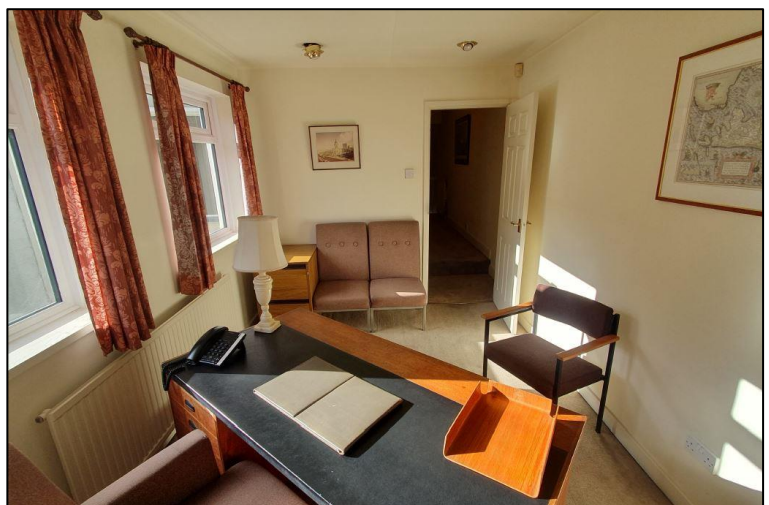
## **CONTACT DETAILS**

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)



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[www.masonyoung.co.uk](http://www.masonyoung.co.uk)

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