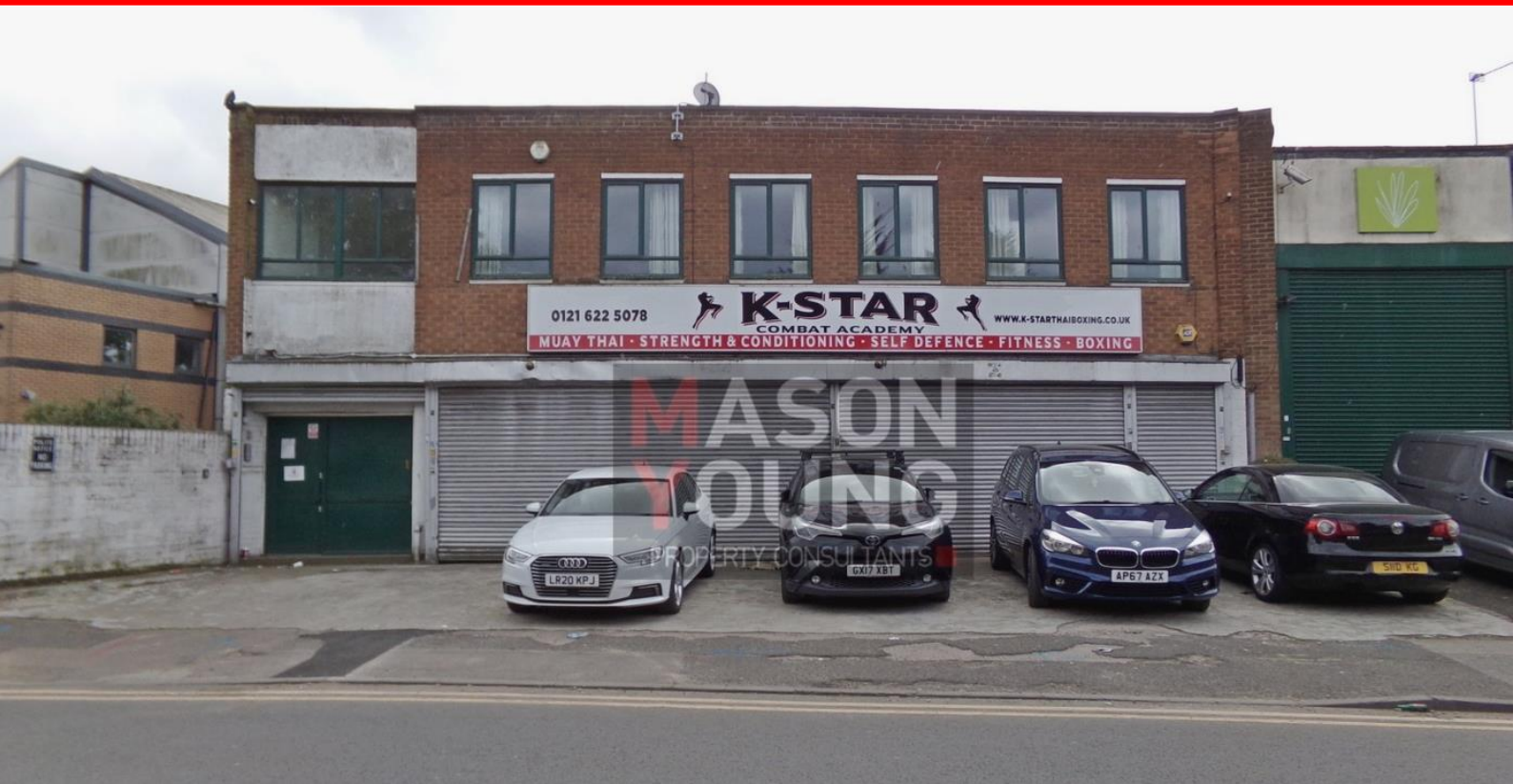


MASON YOUNG

PROPERTY CONSULTANTS

FOR SALE

**GROUND FLOOR INDUSTRIAL
WITH FIRST FLOOR RESIDENTIAL**



**40-41 MACDONALD STREET, DIGBETH,
BIRMINGHAM, B5 6TG**
5,865 SQ FT (545 SQ M)

- WITHIN THE CLEAN AIR ZONE
- MAIN ROAD FRONTAGE
- FREEHOLD TITLE
- PART-INCOME PRODUCING

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The premises are situated in a well-established warehouse/ industrial location fronting Macdonald Street, situated within 0.4 miles of the A38 Bristol St which leads direct into Birmingham City Centre. The A38(M) Aston Expressway is located approximately 1.5 miles north from the subject premises providing access to the wider motorway network.

DESCRIPTION

The warehouse comprises of an end-terraced two storey industrial unit of steel portal frame construction with full height brick elevations to eaves surmounted by a pitched roof with two storey offices to the front. Internally the main warehouse benefits from a concrete floor, three phase electricity, fluorescent strip lighting, a mezzanine floor and separate WC accommodation. The offices on the first-floor have been converted into a 5 bed residential apartment and benefits from oak wooden flooring, gas fired central heating, aluminium framed double-glazed window, WC facilities & a kitchen area. To the front of the property is an internal loading bay which can also be used for car parking and is accessed via an electric metal roller shutter door. Externally there is car parking at the front of the property for up to 6 vehicles.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	4,209	391
First Floor	1,657	154
TOTAL	5,865	545

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 £950,000, subject to contract.

LEASE DETAILS

The ground floor warehouse is currently let on a 3-year lease at a passing rent of £27,600 per annum exclusive with effect from December 2022.

BUSINESS RATES

40 Macdonald Street is currently listed within the 2023 rating listing as having a rateable value of £18,750. Rates payable will be in the region of £9,356.25 per annum respectively.

41 Macdonald Street is currently listed within the 2023 rating listing as having a rateable value of £4,150. Rates payable will be in the region of £2,070.85 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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Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.