

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR BAR/RESTAURANT WITH
FIRST & SECOND FLOOR RESIDENTIAL



**5 HOCKLEY HILL, HOCKLEY,
BIRMINGHAM, B18 5AA**

2,621 SQ FT (243.4 SQ M)

- PROMINENT LOCATION
- INSIDE CLEAN AIR ZONE
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The building is situated on a prominent location on A41 Great Hampton Street in Hockley. The historic Jewellery Quarter is located short walking distance and benefits from various retailers. Junction 1 of the M5 is located within 3 miles of the subject property. The A38(M) is located approximately 1 mile away connecting to the M6 and wider national motorway network. Birmingham City Centre is approximately 1.2 miles from the property. This property is located inside the Birmingham Clean Air Zone.

DESCRIPTION

The premises comprise of a brick built three storey building. The ground floor retail unit has been converted into a bar/restaurant benefitting from a glazed shop front, wooden floors & walls, suspended ceiling incorporating LED lights, air conditioning, a fitted kitchen with extraction canopy and WC facilities. There is storage located in the basement area. Externally there are metal electric roller shutters to the front of the property.

There are two self-contained residential apartments located on the first and second floors. The first floor comprises a 2-bed apartment with a lounge/kitchen area, 2 bedrooms and a bathroom. The second floor comprises a 1 bed apartment with a lounge/kitchen area, 1 bedroom and a bathroom.

ACCOMMODATION

AREA	SQ FT	SQ M
Basement Store	406	37.7
Ground Floor	1,404	130.4
First Floor 2-bed	598	55.5
Second Floor 1-bed	213	19.8
TOTAL	2,621	243.4

PLANNING

Interested parties are advised to make their own enquiries to the planning department at Birmingham City Council 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 property is available on a leasehold basis at a quoting rent of £32,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £9,600. Rates payable will be in the region of £4,790.40 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



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.