

## TWO STOREY RETAIL PREMISES - INVESTMENT



**1-2 WARSTONE MEWS, JEWELLERY QUARTER,  
BIRMINGHAM, B18 6JB  
1,370 SQ FT (128 SQ M)**

- ESTABLISHED LOCATION
- RARE OPPORTUNITY
- FREEHOLD TITLE
- INCOME PRODUCING

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB



LOCATION

The property is located within a parade of retail units set back from the main Warstone Lane on Warstone Mews. Local amenities are within walking distance including high street banks, post office, Tesco Express and Subway. The premises benefit from transport links providing access across Birmingham located within close proximity. Birmingham City Centre is approximately 1 mile away from the subject premises.

DESCRIPTION

The property comprises two adjoining retail buildings arranged over two floors of brick-built construction, surmounted by a pitched tiled roof. The ground floor benefits from carpeted flooring, plastered and painted walls, a suspended ceiling with LED lights and fluorescent strip lighting, gas central heating system powered by a gas boiler and a glazed shop front with single glazed windows in a wooden frame. The first floor provides a storeroom together with a kitchen area and W/C facilities. Externally, the property is secured with electric metal shutters and benefits from two car parking spaces located at the front of the property.

ACCOMMODATION

| AREA         | SQ FT | SQ M |
|--------------|-------|------|
| Ground Floor | 684   | 64   |
| First Floor  | 686   | 64   |
| TOTAL        | 1,370 | 128  |

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 £650,000 subject to contract.

OCCUPATIONAL LEASE

The property is let on a 7-year lease with effect from 1<sup>st</sup> July 2023 at a passing rent of £31,875 per annum exclusive.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £23,250. Rates payable will be in the region of £11,601.75 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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