

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR RETAIL/OFFICE PREMISES



**UNIT 3, HERITAGE COURT, WARSTONE LANE,  
JEWELLERY QUARTER, BIRMINGHAM, B18 6HP**  
**1,893 SQ FT (175.8 SQ M)**

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- FLEXIBLE TERMS
- VARIETY OF USES

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

The property is located on Warstone Lane, close to the junction with Augusta Street, in the heart of the famous Jewellery Quarter and a short distance from St. Pauls Square. Local amenities are within walking distance including high street banks, post office, Tesco Express and Subway. There are excellent transport links all located within walking distance. Birmingham City Centre is approximately ½ mile from the subject premises.

**DESCRIPTION**

The property forms part of a modern mixed-use development constructed in 2001 which comprises a ground floor self-contained retail unit. Internally the property benefits from a glazed shop front, laminated floors, plaster & painted walls, inset light points, a kitchen/prep area, office, store, alarm & separate WC accommodation. The property also benefits from internal roller shutter doors.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	1,893	175.8
TOTAL	1,893	175.8

**PLANNING**

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

**SERVICES**

We are advised 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/RENT**

The property is available on a leasehold basis at a quoting rent of £35,000 per annum exclusive, subject to contract. Terms to be agreed.

**SERVICE CHARGE**

There is a service charge payable of £4,000 per annum.

**BUILDING INSURANCE**

The annual building insurance for the property is payable in addition to the quoting rent.

**BUSINESS RATES**

The property is currently listed within the 2023 rating listing as have a rateable value of £32,750. Rates payable will be in the region of £16,342.25 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**

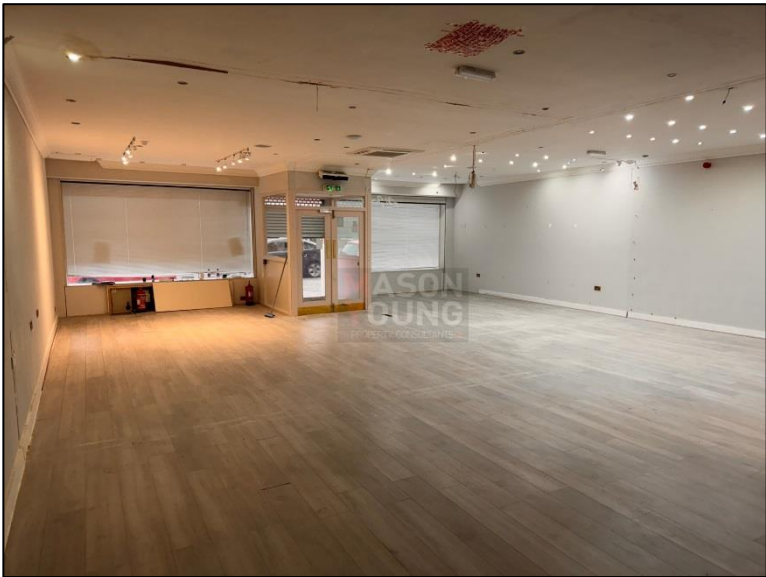
Each party to be responsible for their own legal costs incurred during this transaction.

**VIEWING**

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

**CONTACT DETAILS**

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