

TO LET

GROUND FLOOR RETAIL PREMISES



**204 NEWHALL STREET, JEWELLERY QUARTER,
BIRMINGHAM, B3 1SH**
699 SQ FT (65 SQ M)

- PROMINENT LOCATION
- SELF-CONTAINED
- VARIETY OF USES
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Newhall Street is located close to the junction with Graham Street within the vibrant Jewellery Quarter. The location is increasingly attractive to business with excellent bar and restaurants nearby, as well as St Pauls Square and the City Centre within walking distance

DESCRIPTION

The property comprises of a mid-terrace three storey building of brick built construction surmounted by a pitched tiled roof. Internally, the ground floor premises benefit from a solid floor, plastered and painted walls, an open plan room, a kitchen to the rear. The basement provides large dry storage. Externally, the property benefits from a metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	435	40
Basement	264	25
TOTAL	699	65

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, gas 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 £12,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £5,800. Rates payable will be in the region of £2,842.20 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

BUILDING INSURANCE

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

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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