

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE/ TO LET

TWO STOREY OFFICE/RETAIL BUILDING

8 WARSTONE MEWS, JEWELLERY
QUARTER, BIRMINGHAM, B18 6JR



623 SQ FT (57.9 SQ M)

- PROMINENT LOCATION
- FULLY FITTED SHOP
- CAR PARKING INCLUDED
- RECENTLY REFURBISHED

■
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MY AUCTIONS

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Please call for more information t: 0121 285 3535 m: 07929 410 481

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. There are excellent transport links all located within walking distance. Birmingham City Centre is located approximately 1 mile away.

Description

The property comprises a mid-terraced two storey retail unit of brick built construction surmounted by a pitched tiled roof. Internally the property is arranged over two floors and benefits from laminated flooring, suspended ceilings incorporating inset light points, air conditioning, power points, manual roller shutters to main door and windows, alarm, CCTV, a kitchenette and WC accommodation. Externally there is one car parking space to the front of the property.

Accommodation

8 Warstone Mews	SQ FT	SQ M
Ground Floor	296	27.5
First Floor	327	30.4
Total	623	57.9

Tenure

The accommodation is available by way of a new FRI lease, subject to terms.

Rent

The quoting rent is based on £18,000 per annum exclusive.

Price

The freehold interest is available to purchase at a quoting price of £250,000.

Service Charge

We understand a service charge is payable in respect of the car parking and courtyard area.

Business Rates

The property is currently listed within the 2010 rating listing as having a rateable value of £11,500. Rates payable will be in the region of £5,428 per annum.

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

VAT

This property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs.

Viewing

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

Contact Details

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