

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

GROUND FLOOR RETAIL PREMISES

**36 VYSE STREET, JEWELLERY QUARTER,  
BIRMINGHAM, B18 6JY**



**425 SQ FT (39.5 SQ M)**

- SECURE COURT YARD
- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- FULLY FITTED TRADE COUNTER

■  
MY BUSINESS SPACE  
MY MANAGEMENT  
MY LEASE CONSULTANCY  
MY DEVELOPMENT  
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MY AUCTIONS

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#### Location

The site is located in a prominent position on Vyse Street, next to the Jewellery Quarter Metro Station. The site is within easy reach of local amenities including pubs, restaurants, shopping facilities and bus links. Both Great Hampton Street A41 and Icknield Street A4540 are close by, and provide access to all areas of Birmingham and the wider Midlands motorway network including the M5, M6 & A38(M). Birmingham City Centre and all its amenities are easily accessible, approximately 15 minutes' walk away.

#### Description

The property comprises a ground floor self-contained retail unit which previously traded as a jeweller. Internally the property comes fully fitted with display counter, maglock door system, door code entry system, laminate flooring, air conditioning, inset ceiling lights, metal roller shutters to the rear window and alarm. The internal accommodation consists of a main sales area and a further room at the rear with toilet facilities and kitchen area.

#### Accommodation

36 Vyse Street	SQ FT	SQ M
Retail & Office	425	39.5
<b>TOTAL</b>	<b>425</b>	<b>39.5</b>
Basement	189	17.5

#### Planning

We have been informed by the landlord that planning permission has been granted for A1. The property is suitable for a variety of retail uses, subject to planning.

#### Services

We are advised all main services are connected to include water and electricity.

#### Energy Performance Certificates

Details available upon request.

#### Tenure

The property is available at a quoting rent of £15,000 per annum exclusive on an IRI basis, subject to contract. Terms to be agreed.

#### Business Rates

The property is currently listed within the 2017 rating listing as having a rateable value of £4,200. Rates payable will be in the region of £2,070.60 per annum.

#### Legal Costs

Each party to pay their own legal costs incurred in this transaction.

#### VAT

We understand that the property is not elected for VAT.

#### Viewing

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

#### Contact Details

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