

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR RETAIL PREMISES

**22 FREDERICK STREET, JEWELLERY
QUARTER, BIRMINGHAM, B1 3HE**



1,228 SQ FT (144.1 SQ M)

- SELF-CONTAINED
- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- SECURE WALK IN VAULT

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

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Location

The property is situated on Frederick Street, close to its junction with Regent Street and is within close proximity to the Chamberlain Clock, the heart of the Jewellery Quarter. It is situated only a short walk from all major public transport links and local amenities including high street banks, post office and Tesco Express store.

Description

The premises are a three-storey building of brick-built construction surmounted by a pitched roof with slate covering. The available accommodation is on the ground floor & basement and internally benefits from parquet flooring, plaster and painted walls, CAT II lighting, radiators, air conditioning, power points and WC facilities. The basement features a secure walk-in vault.

Accommodation

22 Frederick Street	SQ FT	SQ M
Ground Floor	928	86.1
Basement	300	27.8
TOTAL	1,228	113.9

Services

We are advised all main services are connected.

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 at a quoting rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £8,900. Rates payable will be in the region of £4,263.10 per annum.

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

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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