

**MASON  
YOUNG**

PROPERTY CONSULTANTS

# TO LET

GROUND FLOOR RETAIL PREMISES

ST JAMES COURT, LIONEL STREET,  
BIRMINGHAM, B3 1AQ



**1,000 SQ FT (92.9 SQ M)**

- SELF-CONTAINED
- PROMINENT LOCATION
- INCENTIVES AVAILABLE
- VARIETY OF USES (STP)

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

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

#### Location

The property is situated in a prominent location fronting Lionel Street between the City Centre and the Jewellery Quarter. Snowhill Station is within walking distance from the premises. The Great Charles Queensway is a short distance from the property and connects with the A38M Aston Expressway and the M6 Motorway.

#### Description

The property is a five-storey traditional brickwork construction building surmounted by a flat roof. The available accommodation is on the ground floor and comprises of a self-contained unit in shell form with capped services to include electric and water. Secure parking is available by separate negotiation.

#### Accommodation

St James Court	SQ FT	SQ M
Ground Floor	1,000	92.9
<b>TOTAL</b>	<b>1,000</b>	<b>92.9</b>

#### 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 £25,000 per annum exclusive, subject to contract. Terms to be agreed.

#### Business Rates

The property has yet to be assessed for business rates.

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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