

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

LEASE FOR SALE

THREE STOREY RETAIL PREMISES

37 WARSTONE LANE, JEWELLERY
QUARTER, BIRMINGHAM, B18 6JQ



1,325 SQ FT (123.2 SQ M)

- PROMINENT LOCATION
- SELF-CONTAINED
- CHARACTER BUILDING
- PREMIUM APPLICABLE

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

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Location

The property is situated in a prominent location fronting Warstone Lane, within walking distance from the Chamberlain Clock, being the heart of the Jewellery Quarter. Birmingham City Centre is situated approximately one mile from the subject premises.

Description

The property comprises of a three storey mid-terraced building of brick-built construction surmounted by a pitched slate roof. The retail accommodation is located on the ground floor with office & workshop accommodation on the upper floors. Internally the property benefits from tiled floors, plaster & painted walls & ceiling, power points, inset ceiling lights, air conditioning, an alarm, a kitchenette and WC facilities. There is an electric metal roller shutter to the front of the premises.

Accommodation

37 WARSTONE LANE	SQ FT	SQ M
Ground Floor	516	48.0
First Floor	516	48.0
Second Floor	296	27.2
TOTAL	1,325	123.2

Planning

We have been informed that planning permission has been granted for A1 retail use.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

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 let on a 3-year FRI lease with effect from 7th September 2017 at a passing rent of £27,600 per annum exclusive.

A premium of £50,000 is sought in respect of the fixtures and fittings & goodwill. Further details are available upon request

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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