

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

LEASE FOR SALE

GROUND FLOOR & BASEMENT
FULLY FITTED BAR & RESTAURANT

33-34 FREDERICK ST, JEWELLERY
QUARTER, BIRMINGHAM, B1 3HH



2,181 SQ FT (202.6 SQ M)

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- FULLY FITTED
- PREMIUM APPLICABLE

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

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Location

The property is located fronting the main Frederick St close to the junction with the Chamberlain Clock, in the heart of the Jewellery Quarter. The position benefits from a strong passing footfall with a good range of trades represented in the locality. National retailers include Tesco, Greggs, Subway, Barclays Bank, HSBC Bank, Corals, Post Office and a wide range of jewellery operators and merchants in close proximity.

Description

The property comprises a three-storey building of brick-built construction surmounted by a flat roof. The accommodation provides an open plan area on the ground floor with the main kitchen located towards the rear and a cold store in the basement. Internally the retail area benefits from a glazed shop frontage, wooden flooring, plaster & painted walls, light points, gas fired central heating, bar area, CCTV, alarm system, air conditioning and WC facilities. The kitchen benefits from tiled floors, stainless steel wall cladding, fluorescent strip lighting, extraction canopy, stainless steel sink & drainers and a cold store.

Accommodation

33-34 FREDERICK STREET	SQ FT	SQ M
Ground Floor	1,731	160.8
Basement	450	41.8
TOTAL	2,181	202.6

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 currently let on a FRI lease at a passing rent of £25,000 per annum exclusive. The current lease can be assigned or a new lease agreed directly with the landlord.

A premium of £265,000 is sought in respect of the fixtures and fittings & goodwill. Stock as value. 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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