

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# FOR SALE

**TWO STOREY SELF-CONTAINED  
OFFICE PREMISES**

**91 ALBION STREET, JEWELLERY  
QUARTER, BIRMINGHAM, B1 3AA**



**1,111 SQ FT (103.3 SQ M)**

- **FREEHOLD TITLE**
- **SELF-CONTAINED**
- **CENTRAL LOCATION**
- **ON SITE CAR PARKING**

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

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

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

### Location

The property is located in a prominent position on Albion Street. The centre of the Jewellery Quarter is a short distance from the property in an area that offers a range of amenities including high street banks, bars/restaurants, Tesco Express and the numerous jewellery related businesses. The property has regular transport links including the metro, train and regular buses to and from Birmingham City Centre.

### Description

The property comprises of a two storey semi-detached building of brick built construction surmounted by a pitched tiled roof. The offices are arranged over two floors and benefits from carpets, plaster & painted walls and ceiling, inset ceiling light points, gas fired central heating, a kitchenette and WC accommodation. The property benefits from 3 car parking spaces.

### Accommodation

91 ALBION STREET	SQ FT	SQ M
Ground Floor	562	52.2
First Floor	549	51.0
<b>TOTAL</b>	<b>1,111</b>	<b>103.2</b>

### Planning

We have been informed that planning permission has been granted for B1 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/Price

The freehold interest is available at a quoting price of £245,000, subject to contract.

### Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £2,950 & £4,400. Rates payable will be in the region of £1,454.35 & £2,169.20 per annum for the ground & first floors respectively.

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

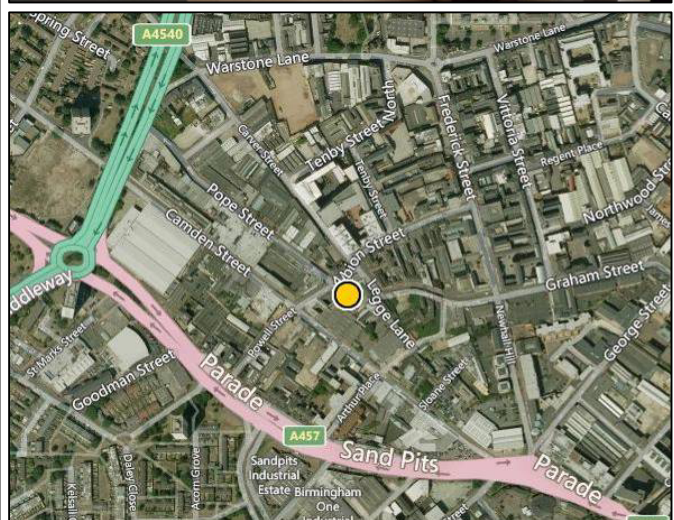
Each party to be responsible for their own legal costs incurred during this transaction.

### Viewing

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

### Contact Details

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