

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

(MAY SELL)

FULLY FITTED TRADE COUNTER PREMISES

**99 VITTORIA STREET, JEWELLERY
QUARTER, BIRMINGHAM, B1 3NU**



1,082 SQ FT (100.5 SQ M)

- CENTRALLY LOCATED
- GRADE II LISTED
- FREEHOLD OPTION AVAILABLE
- FULLY FITTED TRADE COUNTER

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

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

m: 07929 410 481
t: 0121 285 3535
f: 0121 285 3536
e: info@masonyoung.co.uk
w: masonyoung.co.uk

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

Location

The property is located on Vittoria Street, close to the junction with Warstone Lane, in the vibrant Jewellery Quarter area of Birmingham with easy access to the City Centre. The area has numerous public transport links including the Birmingham Metro Tram link providing access to Wolverhampton and Birmingham Snow Hill Station. The Jewellery Quarter comprises a mix of office, retail, leisure and residential development with Tesco, Subway, Greggs and Barclays Bank.

Description

The premises is situated on Vittoria Street comprises of a mid-terraced three storey Grade II listed building of brick built construction surmounted by a pitched slate roof. The ground floor benefits from a retail display frontage to the main street with ancillary storage to the rear and further office accommodation to the front and second floors. There is a kitchen on the first floor and WC accommodation on the ground floor. Internally the property benefits from a trade counter, carpets, gas fired central heating, suspended ceilings incorporating CAT II lighting, security grilles to windows, intercom entry system, CCTV and alarm.

Accommodation

99 Vittoria Street	SQ FT	SQ M
Ground Floor	436	40.5
First Floor	338	31.4
Second Floor	308	28.6
TOTAL	1,082	100.5

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure/Rent

The property is available at a rent of £25,000 per annum on a FRI basis, subject to contract. Terms to be agreed. Alternatively, the freehold interest is available at a quoting price of £400,000.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £7,900. Rates payable will be in the region of £3,784.10 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.