

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

**THREE STOREY
MODERN OFFICE PREMISES**

**10 WARSTONE PARADE EAST, JEWELLERY
QUARTER, BIRMINGHAM, B18 6NR**



2,433 SQ FT (226.6 SQ M)

- SELF-CONTAINED
- FREEHOLD TITLE
- MODERN PREMISES
- DEVELOPMENT POTENTIAL (STP)

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

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Location

The property is located on Warstone Parade East off Warstone Lane, in the heart of the Jewellery Quarter. St Paul's Square is a short walk away from the property and Birmingham City Centre is approximately ½ mile away. The Jewellery Quarter benefits from regular public transport within close proximity

Description

The property is a three storey mid-terraced building of brick-built construction surmounted by a flat roof. The accommodation benefits from a glazed shop front with electric roller shutters, carpet & tiled flooring, wall mounted electric heaters, fluorescent strip lighting, suspended ceilings incorporating CAT 2 lighting, WC facilities & a kitchenette. The building has been split to provide various self-contained suites over the three floors. Externally there is parking for 2 vehicles.

Accommodation

10 Warstone Parade East	SQ FT	SQ M
Ground Floor	946	87.9
First Floor	662	61.6
Second Floor	974	91.0
TOTAL	2,582	240.5

Planning

Please refer any queries to 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 £395,000.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £9,100 & £7,000 for the ground and first floors. Rates payable will be in the region of £4,358.90 & £3,353.00 per annum 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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